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## City of Alexandria, Virginia

## MEMORANDUM

DATE: JUNE 9, 2005

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER *y*

SUBJECT: RECOMMENDATIONS OF THE OPEN SPACE STEERING COMMITTEE

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**ISSUE:** Recommendations of the Open Space Steering Committee ("Committee"), including its updated list of Priority Sites for potential acquisition or protection.

**RECOMMENDATION:** That City Council:

- (1) Receive the *Open Space Steering Committee's Recommendations, 2005* report (attached);
- (2) Plan for and conduct a public hearing in the fall of 2005 (Saturday, September 17) on the Open Space Steering Committee's recommendations, including its list of Open Space Priority Sites;
- (3) Following the public hearing in the fall:
  - a. approve and adopt the Committee's recommended list of Open Space Priority Sites, or an amended version of that list, as the list of primary properties in Alexandria that the Council intends to consider either for acquisition by the City, or for City initiation of other protective measures designed to retain the properties' open space features and values;
  - b. approve and adopt the Committee's recommended list of Voluntary Conservation Easement properties;
  - c. approve and adopt the Committee's proposal for the future structure of an Open Space Committee;
  - d. request the City Manager, after the fall public hearing and the approval of a list of 2005 Priority Sites, provide to Council an Action Plan for the City acquisition of, or initiation of other protective measures relating to, the properties on the City Council's list of Open Space 2005 Priority Sites.

**BACKGROUND:** Attached to this memorandum are the Open Space Steering Committee's recommendations for 2005 (Attachment 1). In order to put the recommendations in context, the memo also updates Council on the implementation steps it and the Committee have taken over the last two years, and updates Council on the status of its approved Priority Sites from 2004.

**I. OPEN SPACE IMPLEMENTATION**

After the adoption of the Open Space Plan in 2003, Council extended the term of the Open Space Steering Committee in order for the Committee to guide the implementation of the Plan over the following two years. The Committee was asked specifically to work on prioritizing properties for open space protection, including by acquisition, and finding and assessing the relative merits of open space parcels in the City, which has been its major focus. In addition to the prioritization work, the Committee has engaged in outreach efforts in the community, helping to share Council's vision of the City and its quality of life. Council and the Committee have also worked on the Pocket Park issue, and worked with the Northern Virginia Conservation Trust on conservation easements. The City's specific work on open space implementation includes the following:

**A. Priority Sites**

After a public hearing in September 2004, Council approved the Committee's list of Open Space Priority Sites. It also approved criteria for property to be reviewed for its value as open space, with the criteria to be used in making determinations about future Priority Site properties. Significantly, Council debated what it would mean to be on the list of Priority Sites, and adopted language specifically addressing that issue. In sum, a property placed on the open space Priority Site list is one that is being recognized for its open space value and for the City's interest in preserving those values. If, after discussion with the owners and after specific action from Council, it is determined that the appropriate way to preserve the land is through acquisition, then steps may be taken to do so. Other means of preservation, including conservation easements, would also be considered.

On November 9, 2004, Council adopted an Action Plan for each of the properties on the approved open space Priority List and directed staff to begin its implementation.

Over the last year, the Committee has reviewed additional properties in the City, and written to all civic associations asking for nominations for property to be preserved as open space. The Committee is now recommending additional properties to be added to the existing Priority List. The 2005 Priority Site properties are listed in Section III of this memorandum and discussed in more detail in Attachment IV.

**B. Pocket Parks**

In September 2004, Council directed that a separate category of properties be created for Pocket Parks that would not compete against larger sites for priority or funding. Council asked that the Committee consider how best to approach the

Pocket Park issue, and in March 2005 Council approved the Committee's recommended Pocket Park definition, criteria for selection, its procedure for nominations by neighborhoods, and its recommendation that a minimum goal of 20% of the City's annual open space money be used for acquisition of Pocket Parks. Staff then wrote to all civic associations in the City, explaining the program and including the Pocket Park criteria and a nomination form. The deadline for nominations was extended from March 31 to April 15, in order to allow sufficient time for interested groups to participate.

While a number of nominations have been received and staff and the Committee have begun to assess the nominated properties' appropriateness as Pocket Parks, specific Pocket Park recommendations are not included in the Committee's current attached recommendations. One of the critical criteria for Pocket Parks is the extent to which neighborhoods, property owners, or citizen groups are willing to participate in the responsibility for the acquisition and/or maintenance of the parks, in order to show their commitment to the City effort, and to defray important budget dollars. However, since most of the nominations received do not address this point in sufficient detail, staff is contacting each of the nominators in order to explore the level of existing and potential commitment. The Committee's work to judge the nominations and rank the selections will be undertaken in June, with its recommendations to come to Council prior to its public hearing on open space in September 2005.

C. *Voluntary Conservation Easement Properties*

The Committee has recommended that a series of private properties be recognized for their conservation value, as important open spaces in the City which contribute to the green space, climate control, beauty and tree canopy of the City. The Committee is not recommending these properties for acquisition. Instead, it suggests that staff and the Northern Virginia Conservation Trust approach the owners about the possibility of placing a conservation easement on the properties. The placing of these easements would be voluntary on the part of the property owners. If the property owners are not interested in a voluntary conservation easement, the Committee is not recommending any other action with regard to the properties at this time.

D. *Outreach*

The Committee has engaged in significant outreach activities over the past two years. In addition to expansive material, including the Open Space Plan, the Committee Report, the Pocket Park program material on the web, and the printing and dissemination of colorful brochures, committee members have visited numerous civic association and community group meetings. A well advertised community meeting was held in October of 2004 at the Mount Vernon Elementary School, and an Easement Seminar was conducted at Maury Elementary School in November of 2004. Outreach work continues, and recent meetings and discussions have focused on a number of specific issues, including pocket parks nominations and criteria.

E. Open Space Accomplishments

Over the past year, the City has established an Urban Forestry Task Force, has implemented its plan to beautify Gateways, and has begun a stream restoration project for Holmes Run. The work with Arlington County to design an improved Four Mile Run channel for both environmental and recreational purposes continues. In addition, a City staff position for an Open Space Coordinator was created and filled in March 2005.

In terms of acquiring and preserving additional open space, the City continues to be very active. Attached is a chart detailing the land that has been acquired, dedicated, preserved or planned to be preserved as open space as part of development approvals over the past two years (Attachment II).

There have been significant requirements in several residential development approvals in and around Old Town that have included public open space areas. The public urban pocket parks required as part of the Postmasters, 1500 King Street and Hennage developments will include landscaping and pedestrian amenities and will be publically accessible by the community. In addition to open space as part of the urban projects approved, a number of tree conservation areas were also included in recent development approvals.

F. Northern Virginia Conservation Trust (NVCT)

The City has been working for two years with NVCT to encourage landowners to preserve their property with conservation easements. NVCT was involved with last year's Easement Seminar, and will continue its relationship with the City as open space implementation continues. Mike Nardolilli, Vice-President and General Counsel of NVCT, attends Committee meetings and is an important contributor regarding the technicalities of easements. Over the last year, the Trust has finalized the easements for Battery Heights and 1900 Russell Road (at Lloyd's Lane), and is currently in specific discussions with eight additional property owners regarding potential new easements.

G. Open Space Trust Fund Account

To make clear Council's commitment to open space, including open space acquisition, in 2003, 2004 and 2005 Council approved a dedicated one cent set aside of the real property tax rate revenue toward the acquisition of open space. In 2004, Council used part of the revenues from the dedicated one cent and issued \$10 million in bonds for open space acquisition. Staff since has estimated that the City could purchase a total of 40.8 acres from FY 2007 through FY 2015 with the estimated \$41.4 million available over that time period and made available for land purchases. As of March 2004, citizens and other interested parties can make contributions to the Open Space Trust Fund Account online through the City's new E-Check program.

## II. **STATUS REPORT ON 2004 PRIORITY LIST SITES**

In 2004, Council approved ten properties as Priority Sites to be protected as valuable open space. Council also approved an Action Plan which specified the specific actions that should take place as to each site. Three of the properties on the 2004 Priority Site list have been removed because the open space value of those sites has been achieved. The work to achieve and preserve the open space value of the remaining sites continues. Indicated below are the steps that were taken pursuant to Council's approved Action Plan and status of each of the 2004 Priority Sites.

### A. **Waterfront Properties**

- (1) **Old Dominion Boat Club:** Council acted to defer action on this site for the purpose of moving forward, and directed staff to begin discussions with ODBC. A task force formed by Mayor Euille has been meeting with ODBC and working on a feasibility study regarding a modernized Boat Club facility. Based on these discussions, staff will present a recommendation to Council at a later date.
- (2) **The Strand:** Staff is working with appraisers and property owners with the intent of achieving a negotiated, mutually agreeable purchase price for these properties. The work on both appraisals and ongoing discussions with property owners continues.

- B. **Mount Vernon Trail:** We have discussed this property with VDOT, which owns the property as part of the Hunting Towers parcel. VDOT plans to sell the entire property and has had appraisals performed in order to determine how much the easement, if agreed to, would deduct from the value of the Hunting Towers parcel. The City expects to be negotiating with VDOT for an easement for this important trail connection in the next few months.
- C. **Seminary Forest:** The City purchased this important open space site in December 2004. As a result, the site has been removed from the Priority Site list.
- D. **Clermont Cove:** The status of this long term open space property remains unchanged. No development plans have been received nor are any under discussion for this site.
- E. **Monticello Park Area:** Representatives of NVCT have been working with the property owners toward potential conservation easements.
- F. **George Washington Masonic Temple Open Space:** Contact with representatives of the Temple has been initiated in order to inform the Temple about the City's open space program as well as to begin discussions about this priority site.

- G. **Seminary/Beauregard property:** Staff and the Committee have considered the feasibility of locating a West End Park at this location. There are several issues with the property, one of them being the size and configuration of the parcels included in the 2004 Priority List. Therefore, as discussed below, the Committee is recommending that two additional individual parcels be added to this site, which will make it more appropriate for its eventual open space use. (See Attachment I Committee Recommendations)
- H. **Lloyds Lane:** This development site has been removed from the Priority Site list. A significant portion of it has been preserved with a conservation easement held by NVCT.
- I. **Braddock/Valley/Ridge:** This site includes several parcels with two property owners. NVCT is currently in discussions with those property owners regarding a conservation easement that would preserve the undeveloped portion of the properties.
- J. **Second Presbyterian:** This development site has been removed from the Priority Site list. Over an acre of land at the corner of the site will be preserved with a permanent restriction open space granted from the developer/owner of the property.

### III. 2005 COMMITTEE RECOMMENDATIONS

In its continuing work, under Council's direction, the Open Space Steering Committee has met once or twice each month over the last year. In addition to its work on Pocket Parks, which continues, the Committee came to consensus regarding the following recommendations over the last year. (See Committee's Recommendations, 2005, Attachment I)

- A. Additions to 2004 Priority Sites: In reviewing the 2004 selections and reviewing additional properties to make its Priority Site selections for 2005, the Committee found that two of the properties listed on the 2004 Priority Site list would be enhanced by the addition of land to the original listings. Therefore, the Committee recommends that the following properties (described in more detail in the Committee Recommendations in Attachment I) be added to the 2004 Priority Site list:
  - (1) **Waterfront/Strand:** Add the small parcel on The Strand adjacent to the priority sites. The land is owned by Robinson Terminal and completes the desired assembly of parcels along The Strand between Prince and Duke Streets. It does not include the Robinson Terminal site which is south of Duke Street.

- (2) **Seminary/Beauregard:** Add two additional vacant, privately owned properties to this property at the corner of Seminary and Beauregard in order to enhance the prospects for making this site into a West End Park.

B. 2005 Priority Sites: Attached as part of the *Open Space Steering Committee Recommendations, 2005*, are those properties that the Committee recommends be approved as Priority Sites. The Recommendations' listing by the Committee is only recognition that the properties are viewed by the Committee as possessing important open space values and representing valuable open space resources. The recommendations are not intended to imply that City Council will take specific action on any of the specific properties that the Committee identifies below.

The Recommended 2005 Priority List includes 14 properties. It is longer and different from last year's list, as more fully explained by the Committee in its Recommendations report, and results in the following sites, within the following categories:

- (1) Current Open Space Priorities:
- (a) Water Company (Duke Street)
  - (b) Four Mile Run/Mt. Vernon Ave.
  - (c) Yates Property (King Street)
  - (d) Braddock Place (Madison Street)
  - (e) Yoakum/Edsall
- (2) Future Open Space Priorities:
- (a) Mirant Plant
  - (b) Braddock Road Metro (parking lot)
  - (c) King Street Metro (parking lot)
- (3) Trail Connections:
- (a) Alexandria Sanitation Authority/Hooff's Run trail
  - (b) Backlick Run trail
  - (c) Hooff's Run Greenway/Linear Park
- (4) Preservation Opportunities:
- (a) Virginia Theological Seminary
  - (b) Episcopal High School West Woods
  - (c) Episcopal High School East Buffer
- (5) Add to "Additional Opportunities" list:
- (a) Garvey Property (King Street) (It should be noted that the property has received site plan approval by the Planning Commission for three single family homes.)
  - (b) Glebe Road Railbed (at West Glebe and Russell Road)
  - (c) King/Rosemont Path
  - (d) Scottish Rite (rear yard at Braddock Road and King Street)

- C. *Easement Properties*: In addition to the Priority Site properties, there are many sites in the City which should be preserved by other means. While not candidates for acquisition, these properties are consistent with the Open Space Plan and have great open space and conservation value. The Committee reviewed both the list of Open Space Opportunities sites listed in its 2004 report and the nominations submitted by citizens for open space priorities for 2005. The Committee concluded that there should be an additional list of those properties that the City targets for discussions with the property owners and work by NVCT, in order to see if there is voluntary interest in conservation easements. The properties are primarily single family homes on large lots, which theoretically could be subdivided/developed. These sites are not always publicly accessible, and would not be required to be in the future. They are included in the Committee's recommendation for action by Council due to their conservation value to the City, and to direct their attention to staff and NVCT. Owners of the properties have been notified that the sites are on a Voluntary Conservation Easement list, and some properties are already the subject of discussion between the homeowners and NVCT.
- D. *Future Structure of Open Space Steering Committee*: Council asked the Committee to make specific recommendations about how best to continue to implement the Plan and whether a committee or alternative guidance body should be involved. The Committee recommends that a committee similar to the existing Committee be formed to continue its work for the next three years. I recommend that Council consider this recommendation in the fall and act on it following the September public hearing.
- E. *Open Space Trust Fund Account*: The Committee reiterates its support for the one cent set aside for open space. The Committee also continues its support for restricting the use of the Open Space Trust Fund Account money to the cost of acquiring open space land.

**FISCAL IMPACT**: The cost of acquiring or otherwise protecting the properties on the list of "Priority Sites" has not been determined. While assessed values are known, further analysis is needed to estimate purchase prices. As proposed in the above recommendations, once a list of "Priority Sites" has been approved by Council, staff will estimate these costs and return to Council in the fall with an overall plan for acquisition or the undertaking of other appropriate protective measures.

**ATTACHMENTS**:

- I. *Open Space Steering Committee Recommendations, 2005*
- II. *Open Space Actions (FY 2004 and FY 2005)*
- III. *2005 Open Space Criteria*
- IV. *2005 Overall Map of Priority Sites with the Green Crescent*
- V. *2005 Priority Site Maps*
- VI. *2004 Priority Site Descriptions*
- VII. *2004 Priority Site Ranking Matrix*



**STAFF:**

Kirk Kincannon, Director, Recreation, Parks and Cultural Activities

Laura Durham, Open Space Coordinator

Aimee Vosper, Supervisor Landscape Architect

Jean Federico, Director, Office of Historic Alexandria

Rich Baier, Director, Transportation and Environmental Services

## ALEXANDRIA OPEN SPACE



### **OPEN SPACE STEERING COMMITTEE RECOMMENDATIONS 2005**

**PREPARED BY  
THE ALEXANDRIA OPEN SPACE STEERING COMMITTEE**

**JUNE 2005**

## OPEN SPACE STEERING COMMITTEE

June 10, 2005

To The Honorable Mayor and Members of City Council:

The Alexandria Open Space Steering Committee is pleased to forward to you the product of the second year of our interim assignment to begin implementation of the Open Space Plan. This plan, adopted in April of 2003, laid out an ambitious course of action for open space preservation in our City. We think our work over the last two years has addressed the challenges and instituted procedures that will guide the open space work far into the future.

Working closely over this past year with staff from the four departments involved with open space issues, the Open Space Steering Committee reached out this year to involve the broad community in nominating parcels for consideration. We held a community meeting and met with a number of civic associations to help refine the nomination process, as well as explore a second, separate category of open space, the pocket parks.

Attached you will find the second round of prioritized sites over one half acre in size nominated from across the City. Those parcels still outstanding from last year's list remain on this list, but a round of new ones have been added. Some of these with tremendous potential have been brought to our attention through the citizen nomination process. We think you will agree that these new sites could be very exciting additions to our public estate.

Last spring, City Council gave our group instruction and guidance to develop a freestanding pocket park program and nomination process to assure that important smaller neighborhood parks could get the attention and resources they deserved. The community nomination process for pocket parks was refined this spring and approved by the City Council in March, 2005, following behind the deadline for the other open space nominations. The Open Space Steering Committee is still reviewing this category of nominations and we will forward our final list for City Council action in September. Some parcels originally nominated in the general open space category were moved to the pocket park category where they can compete better because of their size. Nominations in this category of smaller lands, under one-half acre, have produced some very exciting possibilities, as well.

The City has taken many other important steps in the last year, which will assure the maturation and effectiveness of the open space program over time. The most important of these is that Laura Durham has been hired as the full-time Open Space Coordinator. Laura comes to this program from the Planning Department and brings a wealth of experience and professional expertise to this position.

Additionally, the City Council has just allocated for the third year one cent of the assessed value of real estate in our community for open space acquisition. In FY 2006 we believe this allocation will garner about \$2.8 million for open space protection in the City. Also, in fall of 2004 the City issued \$10 million in bonds in order to purchase open space such as several key waterfront parcels. These land purchases and a plan for the central area of our waterfront will follow in the next several years, but the important and critical first steps to set the process in motion have been taken. Additionally, we are going into our third year of what continues to be a successful partnership with the Northern Virginia Conservation Trust (NVCT). Their role in open space here in the City is to work with private landowners to execute conservation easements, a number of which they currently have in process.

We have also made progress on trail connections as a part of the open space process, but this category of purchases and easements remains a challenge for the whole community. Yet, according to the polling completed for our Recreational Needs Assessment, existing trails and new trails are the most important recreational need we have in the City. With a new focus from the City Council on trails for pedestrians and bicycles, we should be able to garner more support for acquiring trail routes and connections through the open space plan. The Mt. Vernon Trail connection south of the Woodrow Wilson Bridge, on the priority list from last year, has not yet been secured and remains a prime concern. The City is currently working closely with VDOT to move this forward. Other trail connections in the Green Crescent, as this one is, remain among the highest priority in the plan. Progress on trails and open space in the Four Mile Run area is moving forward as a part of the exciting joint design process with Arlington County addressing at that location.

In the first year of implementing an Open Space program, the City was successful in purchasing or otherwise protecting nearly 25 acres of open space. With a goal of 100 acres in the ten years between 2003 and 2013, last year should be viewed as a banner year. This second year the actual acres protected are far fewer but we feel that we have significantly moved forward the process of protecting a number of key parcels and positioned ourselves on a number of critical places for strategic purchases and easements acquisitions to occur in the next few years.

In closing, I would note that the critical public support for this program continues to strengthen as we move forward. As for our own Steering Committee, I would like to take this opportunity to extend my personal thanks to each of them for an incredible amount of work in what has been a labor of love. As you know this group, most of whom worked over several years to put the open space plan together, was asked to give this additional two years of service to get its implementation underway. We did so gladly. The term of this interim service will come to an end in September and a permanent structure for citizen involvement will need to be put in place. We have given great consideration to what might be the best sort of group to follow on with our work. In the end, we think it should be similar to the current structure. All evidence is that this has worked well. Our full recommendation is attached in the body of this report.

Our whole City should be extremely proud of what we have done together to address our open space needs. Many more opportunities and challenges lie ahead, but we are better equipped at this point to meet those challenges than virtually any other community I know of.

Judy Noritake  
Co-Chair  
Open Space Steering Committee

## **Open Space Steering Committee Roster**

### Members

Judy Guse-Noritake, Chair, Park and Recreation Commission (Co-chair)  
Eric Wagner, Chair, Planning Commission (Co-chair)

Ann Davin, Alexandria Archaeological Commission  
Cindy DeGrood-Moneson, Environmental Policy Commission  
William Dickinson, Citizen  
Bruce Dwyer, Citizen  
Bill Hendrickson, Parks and Recreation Commission  
Kenyon Larson, Chair, Environmental Policy Commission  
Rich Leibach, Planning Commission  
Ellen Pickering, Citizen  
J. Lawrence Robinson, Planning Commission

### Resources/City Staff

Laura Durham, Open Space Coordinator  
Jean Federico, Director, Historic Alexandria  
Mark Jinks, Assistant City Manager  
Richard Josephson, Deputy Director, Planning and Zoning  
Kirk Kincannon, Director, Recreation, Parks and Cultural Activities  
Pat Mann, Urban Planner, Planning and Zoning  
Mike Nardolilli, Northern Virginia Conservation Trust  
Barbara Ross, Consultant  
Bill Skrabak, Division Chief, Dept. of Environmental Quality  
Aimee Vosper, Landscape Architect, Recreation, Parks and Cultural Activities

# **OPEN SPACE STEERING COMMITTEE RECOMMENDATIONS, 2005**

## **RECOMMENDATION ONE: ADDITIONS TO 2004 PRIORITY SITE**

The Open Space Steering Committee (Committee) recommends that property be added to two 2004 Priority Sites, as follows:

1. *Waterfront/Strand*. This priority site should be expanded to include the small parcel adjacent to the ones already listed, in order to include all private property on the east side of the Strand between Prince Street and Duke Street. The land is owned by Robinson Terminal and located at 1 Duke Street (Tax Map #075.03.03-14). See attached map. Its omission on the 2004 Priority Site list was an oversight.
2. *Seminary/Beauregard*. The prospects for making this site at Seminary and Beauregard into a West End Park are enhanced by the addition of two adjacent vacant, privately owned properties located at 2638 and 2648 Foster Avenue (Tax Map #'s 010.04.03-18 and 010.04.03-21) See attached map.

The 2004 approved priority sites are listed on the next page.

## **RECOMMENDATION TWO: 2005 PRIORITY SITES**

The following is a list of Priority Sites that the Committee recommends for City Council consideration. Our listing of these properties is based on our view that the properties possess very important open space values, and that the City, working with the property owners, should explore the alternative means that may be available to achieve the preservation of those values.

The properties proposed for 2005 Priority Sites come primarily from two sources. First, the Committee solicited nominations from civic associations and community groups throughout the City. In addition, a subcommittee of the Committee re-examined the list of Open Space Opportunities that were included in the Committee's 2004 Report. After review by the full Committee, the properties were discussed fully and scored according to the criteria approved by Council last year.

The priority list for 2005 differs from the 2004 list in that the ten 2004 Priority Sites were the determined by reviewing and selecting some of the well known open space sites across the city. For 2005, the Committee worked mainly from properties listed under "Open Space Opportunities" in the Committee's 2004 report and from new citizen nominations. The Committee recommendations are therefore more numerous and closely ranked. This second year of priorities includes 18 properties, 14 of which ranked very high (of a possible 15 score, 14 ranked at 10 or above).

We provide the 2005 priority sites in three forms. First we list the sites together with the 2004 Priority Sites in order to form a master list. Second, we are including a matrix showing the scores and relative rankings of each of the Priority Sites based on each of the Council approved criterion. Finally, we have analyzed the sites and grouped them appropriately in terms of the type of open space value and opportunity they represent for the City.

## MASTER LIST OPEN SPACE PRIORITIES

### 2004 PRIORITY SITES

Waterfront  
Mount Vernon Trail  
Seminary/Beauregard  
Clermont Cove  
Masonic Temple  
Braddock/Valley/Ridge  
Monticello Park

### 2005 PRIORITY SITES

Mirant Plant  
ASA/Hooff's Run Trail  
Backlick Run Trail  
Virginia Theological Seminary  
Water Company (Duke St)  
Four Mile Run/Mt Vernon Ave  
Hooff's Run Greenway (Linear Park)  
Episcopal High School (West Woods)  
Braddock Place  
Yates Properties (King Street)  
Braddock Road Metro (parking lot)  
King Street Metro (parking lot)  
Episcopal High School (East Buffer)  
Yokum/Edsall

**Open Space Priority Sites Matrix, 2005**

Subcommittee Nominated Sites	Rank	Total Score	1 *	2 *	3 *	4 *	5 *
1. Mirant Plant	1	14.5	3	2.5	3	3	3
1. ASA/Hooff's Run Trail	1	14.5	3	2.5	3	3	3
2. Backlick Run Trail	2	14	3	2	3	3	3
2. Virginia Theological Seminary	2	14	3	3	3	2	3
3. Four Mile Run/Mt. Vernon Avenue	3	13.5	2.5	2	3	3	3
3. Water Company (Duke Street)	3	13.5	3	2.5	3	2	3
4. Hooff's Run Greenway (Linear Park)	4	13	3	2	2	3	3
4. Episcopal High School (West Woods)	4	13	3	3	3	1	3
5. Yates Property	5	12	2.5	2.5	2	2	3
5. Braddock Place *	5	12	3	2	2	3	2
6. Episcopal High School (East Buffer)	6	11.5	2	4	2.5	1	3
6. Braddock Metro (parking lot)	6	11.5	3	1	3.5	3	2
6. King St. Metro (parking lot)	6	11.5	3	1	2.5	3	2
7. Yoakum/Edsall	7	10.5	2	2.5	1	3	2
8. Garvey Property (King Street) **	8	9	2.5	2.5	1.5	2	1
8. Glebe Trailbed (Linear Park)**	8	9	2.5	1	1	3	1.5
9. King/Rosemont Path (Neighborhood Connector)**	9	8.5	2	1	1	3	1.5
10. Scottish Rite (rear yard/Braddock/King) **	10	6.5	1.5	2	1	1	1

**\* Criteria 1-5 each worth up to 3 points**

Criteria 1: Human Value

Criteria 2: Green Infrastructure

Criteria 3: City-Wide Benefits

Criteria 4: Neighborhood Benefits

Criteria 5: Within Open Space or Recreation Parks and Cultural Activities Master Plans

**\*\*Not selected for the 2005 Priority Sites list but recommended to be added to the 2004 Additional Opportunities list.**



## 2005 PRIORITY SITES

The matrix on the prior page shows how closely ranked the 2005 Priority Sites are. Nevertheless, on close analysis, they can be grouped into appropriate categories which highlight the type of open space value and opportunity they present for the City. While the City Manager intends to return to Council with a specific action plan for the City Council approved Priority Site list, it is not premature to highlight the obvious distinctions among the sites being recommended, especially in regard to their time frames for action generally.

*Current Open Space Priorities:* The Committee recommends that the following properties be considered as significant open space opportunities:

**Water Company (Duke Street)**  
**Four Mile Run/Mt. Vernon Ave.**  
**Yates Property (King Street)**  
**Braddock Place (Madison Street)**  
**Yoakum/Edsall**

*Future Open Space Priorities:* The following priority sites are listed with the understanding that the City will not be looking at acquisition in the near future. Nevertheless, they are very important sites to be considered now and in the future for their open space value. In this context, while these properties are not suggested as targets for immediate acquisition, it is important to keep their high priority status as future open space to guide future planning.

**Mirant Plant**  
**Braddock Road Metro (parking lot)**  
**King Street Metro (parking lot)**

*Trail Connections:* The adopted Open Space Plan clearly values the importance of linking open space and providing trail connections where possible. Significantly, the survey of residents conducted for the Recreation Strategic Plan/Needs Assessment found that trails and similar connections was the #1 priority of Alexandrians. The Committee recommends that the following sites be included in the priority list, as trail and park linkages.

**ASA/Hooff's Run Trail**  
**Backlick Run Trail**  
**Hooff's Run Greenway/Linear Park**

*Preservation Opportunities:* The following properties are critical open spaces for the City and were highlighted specifically in the Open Space Plan as top priorities. Given the nature of their use, the options for preservation are different from others. The City must begin discussions with the owners, some of which has already begun, and that easements or other potential preservation methods, such as rights of first refusal, be considered as options.

**Virginia Theological Seminary**  
**Episcopal High School (West Woods)**  
**Episcopal High School (East Buffer)**

Add to the 2004 "Additional Opportunities" list: The following properties were considered as important enough for ranking by the Committee, but did not rank as highly as the other priority sites:

Garvey Property (King Street)  
Glebe Road Railbed (at West Glebe and Russell Road)  
King/Rosemont Path  
Scottish Rite (rear yard at Braddock Road and King Street)

The following more specific description of each of the above properties details its address, tax identification and zoning to provide further data on each of the properties.

## **2005 Priority Site Descriptions**

### Mirant Plant

1300 Block of North Royal Street. Zoned UT. The 25.4 acre site is located on the Potomac River, north of Old Town and adjacent to Slaters Lane. There is no current indication of change of ownership and/or operation which might result in a decrease in the footprint of the operation which would allow for open space creation. High priority if Mirant plant closes.

### ASA/Hooff's Run Trail

Begins at 1500 Eisenhower Lane. Zoned UT, CDD-1 and POS. Hooffs Run Bridge needed at the southern boundary of the Alexandria Sanitation Authority (ASA) Plant. Reconstruction of previous trail along the ASA southern boundary is included in WWB Plan. Previous trail through ASA is no longer feasible. Alexandria Bike Plan identified need for bridge in 1998. Private, public, and ASA property.

### Backlick Run Trail

Begins at 5601 Courtney Drive. Zoned CDD-9 and I. Include a trail in the future as part of a natural stream reclamation of Backlick Run west from Booth Park to the City line. Private property.

### Virginia Theological Seminary

3737 Seminary Rd. Zoned R-20. Much of this 80 acre site is heavily wooded and undeveloped. The site currently houses the buildings and associated activities for the Virginia Theological Seminary.

### Water Company (Duke Street)

2223 Duke Street. Zoned UT adjacent to property zoned R-5. The 592,128 square foot site is on the southwest side of the George Washington Masonic Memorial and house the maintenance and administrative office buildings for the Virginia Water Company, as well as a large, currently unused reservoir which was constructed in the mid-19th Century. The property is owned by the Virginia American Water Company. The superintendent of Virginia American Water indicated that they have no current plans to sell the property and that it is being utilized for distribution, storage, pumping, back up wells and for their Operations Center with shop, stock yards and engineering offices.

Four Mile Run/Mt. Vernon Avenue

4109, 4115, 4121, and 4125 Mount Vernon Ave. Zoned CL. These four parcels total 63,803 square feet and currently house commercial establishments (Duron Paints, Pizza Hut, Ace Cash and Alexandria Cleaners). The site is within a Resource Protection Area and is part of the flood plain.

Hooff's Run Greenway/Linear Park

25 E. Linden St. and 401 Commonwealth Ave. Zoned RB. These two parcels total 31,681 square feet, but only a portion of the Commonwealth Ave. site would be necessary to create the connection/park

Episcopal High School (West Woods)

1200 Quaker Lane. Zoned R-20. The western edge portion of the Episcopal High School property is a heavily wooded area generally referred to in the Open Space Master Plan.

Braddock Place

1261 Madison Street. Zoned CRMU-H. The 48,642 square foot site is adjacent to Braddock Road Metro Station.

Yates Properties (King Street)

2525, 2605, 2705, 2705A, 2705B King Street. Zoned R-8. The five parcels total 243,574 s.f. Two historic homes exist on the site (2525 and 2605 King Street) with the remaining undeveloped parcels covered with grass and trees.

Braddock Road Metro Parking Lot

646 East Braddock (708, 720, 740, 800, 802 and 814 West St.). Zoned UT. This 208,705 square foot property is currently the site of the Braddock Road Metro Station and its related parking lot.

King Street Metro Parking Lot

1900 King Street. Zoned UT. This 61,063 square foot property is currently the site of the Kind Street Metro Station and its related parking lot.

Episcopal High School (East Buffer)

1200 Quaker Lane. Zoned R-20. The eastern corner of the Episcopal High School property, located at the corner of Quaker Lane and West Braddock Road is a currently undeveloped open space with some landscaping and significant visual appeal.

Yoakum/Edsall

350 and 400 Yoakum Parkway. Zoned RC. The two parcels total 41,618 s.f. and are currently vacant areas used by the neighbors for passive open space.

**PROPERTIES RECOMMENDED FOR THE "ADDITIONAL OPPORTUNITIES LIST"**

Glebe Road Railbed

3699 Russell Road. Zoned CG. The 73,378 s.f. parcel is located at the rear of the existing Food Rite grocery store on West Glebe Road and is currently used by the neighbors for passive open space.

Garvey

2805-2811 King Street. Zoned R-8. The 61,063 s.f. parcel is currently vacant and recently approved by the Planning Commission for the development of three single family homes.

Scottish Rite (rear yard at Braddock Road and King Street)

1498 West Braddock Road and 3307 King Street. Zoned R-8. The 64,330 s.f. undeveloped site is located at the rear of the existing Scottish Rite Temple and parking lot.

King/Rosemont Path (Neighborhood Connector)

2723 King Street First Christian Church (rear portion). Map #052.02-06-06. Deep (784 ft.) lot that connects King Street to Summers Drive cul de sac. Back 100 feet of lot is wooded area with a short, but steep, slope. 2.6 acres. Zoned R-8.

### **RECOMMENDATION THREE: VOLUNTARY CONSERVATION EASEMENT PROPERTIES**

In addition to the above recommended Priority Sites for 2005, the Committee reviewed the long list of properties included in last year's Report as Additional Opportunities, and found that many of these sites need not be acquired as public open space in order to protect their significant conservation value to the City. Instead, the properties are typically large, oversized residential lots with beautiful trees and pervious surfaces, that make a significant contribution to the City because they provide green space that, while private, provides scenic relief, clean air, climate control, water quality protection, wildlife habitat and a natural environment for the neighborhood. Additional properties of a similar type were nominated as part of the process over the last year. The conservation value provided by these properties are important assets of the City.

The Committee does not believe these properties are appropriate for acquisition at this time, but does think that, as part of the City's open space effort, they would provide value to the City if protected by a conservation easement voluntarily entered into by the property owner. Therefore, the Committee has listed the properties together, and asked staff to notify the owners of the property, explaining that the City intends only to have staff and NVCT discuss the benefits of a conservation easement for the property with the property owners.

The following properties should be protected by conservation easements in order to preserve their conservation value to the City:

#### **Recommended Properties for Voluntary Conservation Easements**

##### **2004 Additional Opportunities (Easements)**

604-604A Janneys Lane - Ball Property

214 West Alexandria Ave. - Huff Property

Dartmouth Rd. connection (301 Crownview)

Francis Hammond Parkway and Forest Park Trail connection (1099 Francis Hammond Parkway)

Stevenson Park to Yoakum Parkway (201 Yoakum Parkway - Watergate Condominiums)

Backlick Run west from Booth Park to the City line

Russell Road between Woodbine and Woodlawn

Southwest Corner of Russell Rd. and Lloyd's Lane

4817 Peacock Ave.

4630 & 4638 Strathbane Place

1201 Key Drive

2015, 2019, 2023, 2027, 2201 and 2203 Scroggins Road (oversize lots)

610, 614, 620, 624, 628, 647 Oakland Terrace (oversize lots)

1001A Janneys Lane (oversize lot)

403 West Masonic View (oversize lot)

418 Summers Drive (oversize lot)

614 West Braddock Road (oversize lot)

1203 Orchard Street (oversize lot)

622 West Braddock Road (oversize lot)  
1200 Russell Road (oversize lot)  
318 North Quaker Lane (Clarens)  
502 Quaker Lane (The Cottage)

**2005 Potential Easement Nominations**

Park Fairfax Intersections (including North Overlook and Cameron Mills)  
501 West Windsor Ave. (Community land for Windsor Oaks Homes)  
400 Fontaine Street (St. Agnes)  
724 Fontaine Street  
1118 Janneys Lane

#### **RECOMMENDATION FOUR: FUTURE COMMITTEE STRUCTURE**

The Committee finds that there is much additional work that should occur in order to continue the implementation of the Open Space Plan. The work of the committee to date has focused mainly on identifying and prioritizing land in the City for open space protection. In addition to an annual report to Council and additions to the Priority Site list, the Committee should continue to develop strategies to preserve and enhance open space. For example, for protecting institutional land in the City, including church and school land that could be developed is an important goal of the Open Space Plan. While there is significant additional work to be done with the Committee, there is also a new Open Space Coordinator to perform many tasks at the staff level. The Committee therefore recommends that there be a similar future committee, but that its role can be more limited than in the past.

The Committee debated the relative merits of different committee structures as well as not having a committee at all. It also considered the distinction between a committee whose members are appointed by Council, and one whose members advise the City Manager. The clear consensus of the Committee was that Council direct the City Manager to extend the life of the Steering Committee for an additional three years; that the Committee be renamed the Open Space Committee; that its members be appointed by the City Manager; that it include representatives of the Planning Commission, the Park and Recreation Commission, the Environmental Policy Commission, and the Historic Alexandria Resource Commission; that it also include citizen members who have shown a knowledge and keen interest in the subject of open space; and that the citizen members represent diverse geographic areas of the City.

The current Committee envisions a future structure that would rely on staff to a very great extent. It would meet bimonthly with five meetings between September and June, amounting to many fewer meetings than the existing Committee's monthly schedule. The committee would work with staff to identify tasks, to review staff's efforts and to continue outreach efforts, and hold community meetings as necessary. It would also continue to report annually to Council and the City Manager on its open space efforts. At the end of a three year term, it would make a recommendation as to whether a future group was necessary.

#### **RECOMMENDATION FIVE: OPEN SPACE TRUST FUND**

The Committee strongly supports Council's continued commitment to open space funding. Specifically it reiterates its support for Council's one cent set aside of the real property tax rate as an allotment to the Open Space Fund. It also strongly supports the restriction on the use of that money for acquisition purposes only; development and maintenance of the open space acquired for open space must be budgeted from other sources as a continuing expense.



## Open Space Actions FY 2004 and FY 2005<sup>1</sup>

	Public Access or Open Space Easement	Dedication or Acquisition
<b>FY2005</b>		
1500 King St.	.11 acre	
Hennage	.52 acre	
Old Club	.09 acre	
Postmasters	.02 acre	
Seminary Forest		5.0 acres
Subtotal	.74 acres	
<b>FY2004</b>		
Cameron Station Linear Park (Phase VI portion)		1.97 acre
Cameron Station Phase VII	.75 acre	
Cooper Dawson	.41 acre	
Pickett's Ridge	.01 acre	
Quaker Ridge	.52 acre	
Russell and Lloyds	.36 acre	
Second Presbyterian		1.16 acres
Subtotal	2.05 acres	3.13 acres
<b>Total</b>	<b>2.79 acres</b>	<b>8.13 acres</b>
<b>Grand Total</b>	<b>10.92 acres</b>	

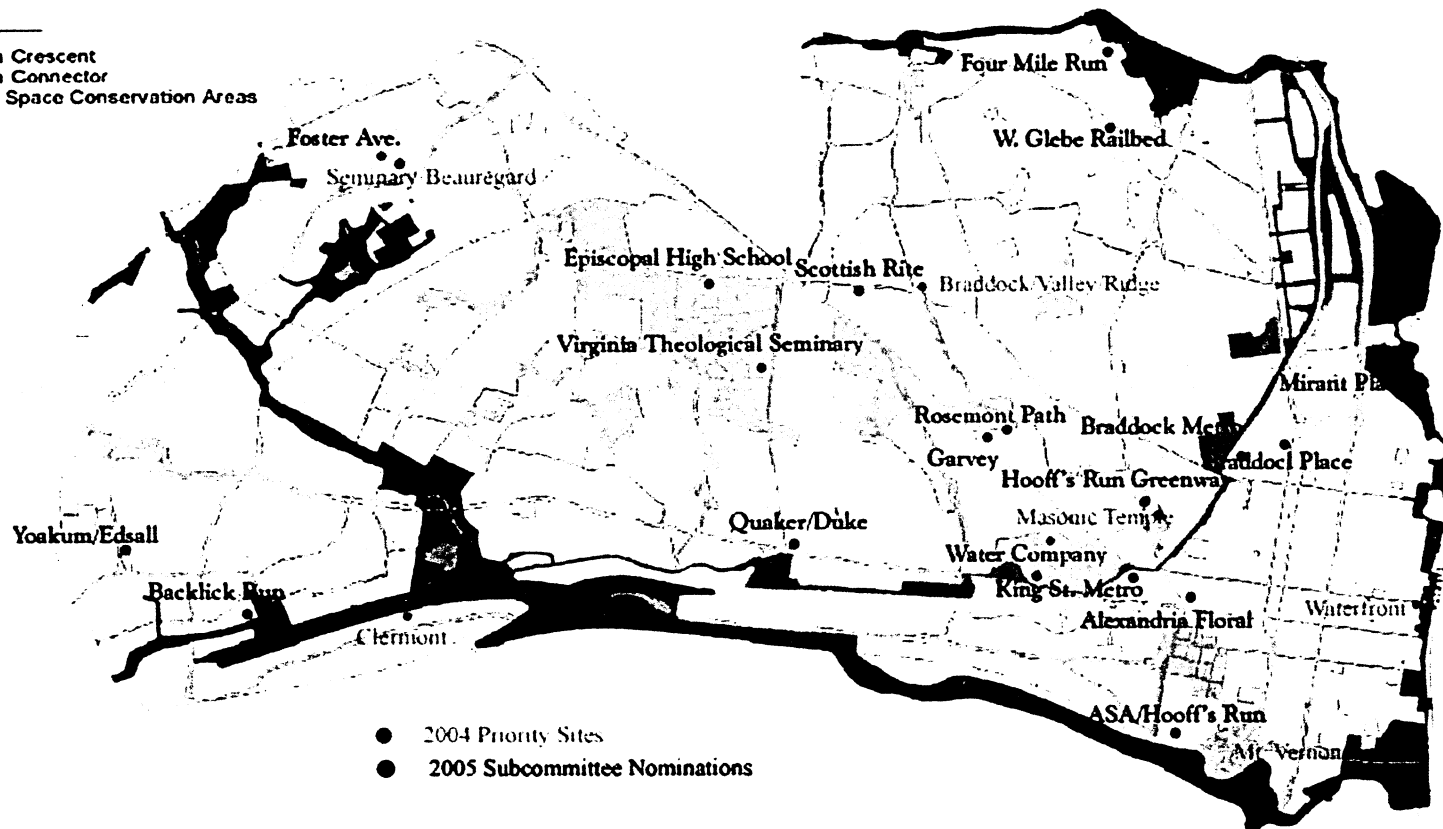
<sup>1</sup> This list includes: (1) properties where easement or access have been obtained through the development special use permit process, such as 1500 King Street, and (2) properties which have been acquired, such as Seminary Forest. It does not include properties which (subject to negotiation) are planned to be purchased, such as those on The Strand.

**Criteria For Open Space "Priority Sites" List**

1. To what degree does the property provide the public with benefits related to human values and experience?
  - a. To what degree does the property include trail connections or open space adjacent to or linking open spaces, natural areas, greenways and trails?
  - b. To what degree does the property meet an identified need for active or passive recreation?
  - c. To what degree is the property, or does the property contain elements or attributes, of known or potential historic or cultural significance?
  - d. To what degree does the property provide an opportunity to expand existing open space resources, such as parks, schools or institutional or private open spaces?
  - e. To what degree does the property provide an opportunity for pocket parks, gardens, green spaces or playgrounds?
  - f. To what degree does the property provide visual relief (light, air and green space) from the built environment?
2. To what degree does the property provide green infrastructure, including the protection of natural resources?
  - a. To what degree does the property provide for the protection of natural areas and maintain natural ecological processes?
  - b. To what degree does the property provide for the protection of habitat and support of native species?
  - c. To what degree does the property provide opportunities for improving the quality of air and water resources?
  - d. To what degree does the property provide the opportunity for stream restoration or preservation?
  - e. To what degree does the property include stands of mature trees?
  - f. To what degree does the property provide for the development or protection of wetlands?
3. To what degree will the benefits identified above be shared by or available to everyone in the City/city-wide?
4. To what degree will the open space benefits identified above be available to a neighborhood or other area of the City that is particularly deficient in open space?
5. Is the site identified in the Open Space Plan or the RP&CA Strategic Master Plan; if it is not, then to what degree would it, if acquired or protected as open space, meet the goals of those plans?

Legend

-  Green Crescent
-  Green Connector
-  Open Space Conservation Areas
-  Parks



# 2005 PRIORITY SITE MAPS

## CITY OF ALEXANDRIA OPEN SPACE STEERING COMMITTEE

June 2005

I. Additions to 2004 Priority Sites

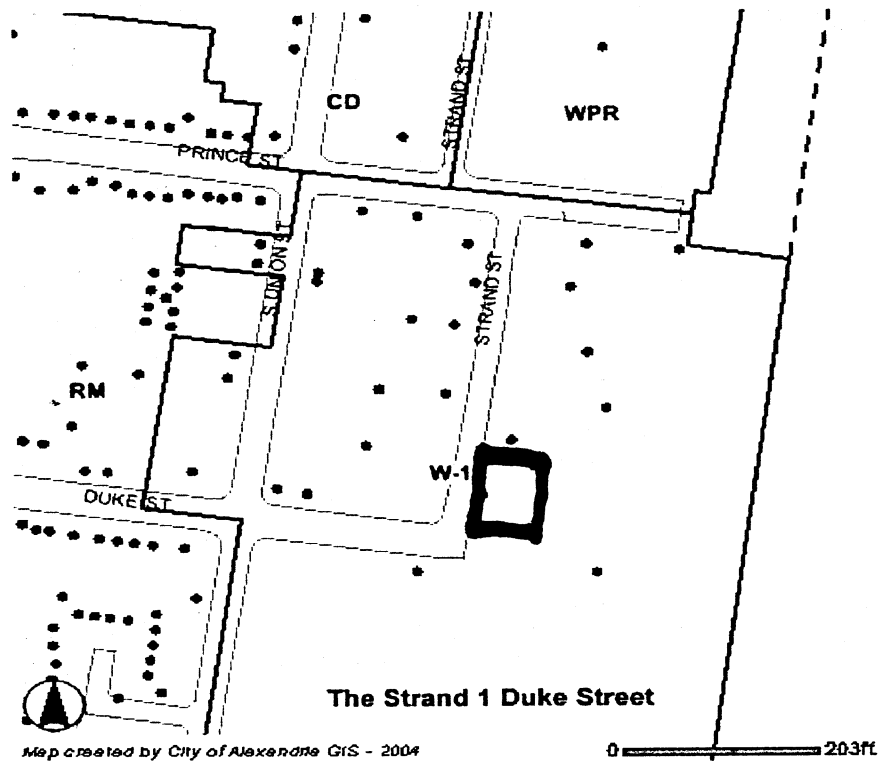
Waterfront/Strand .....	2
Seminary/Beauregard .....	3,4

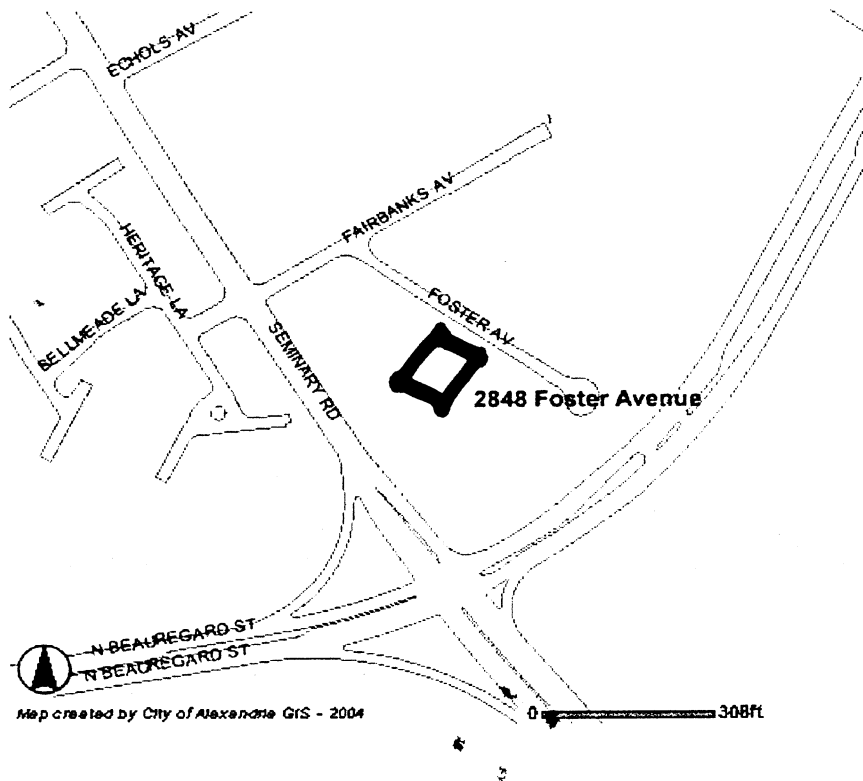
II. 2005 Priority Sites

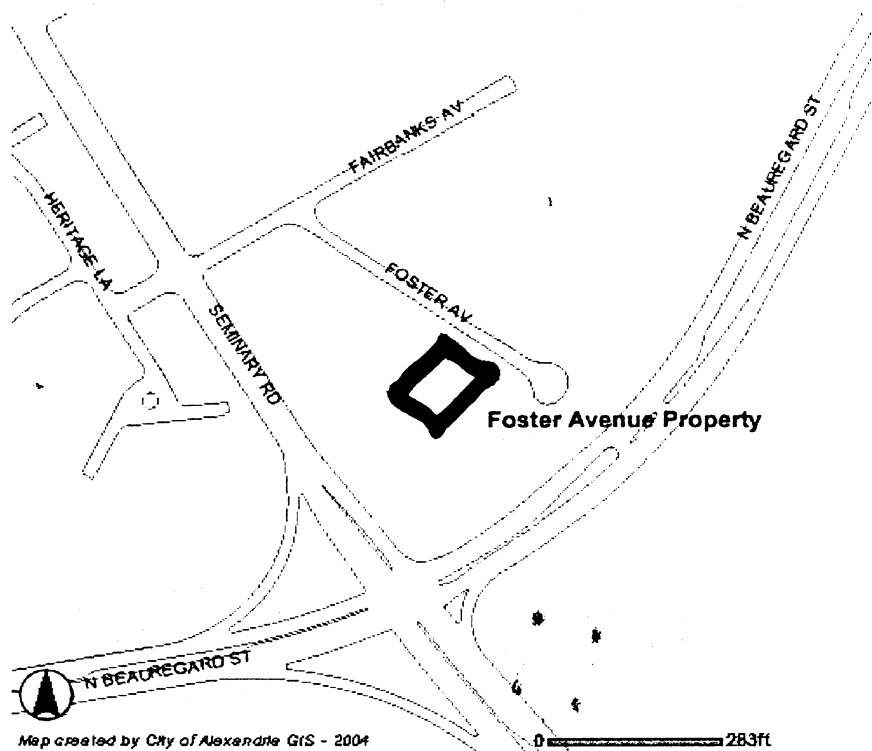
Mirant Plant .....	5
ASA/Hooff's Run Trail .....	6
Backlick Run Trail .....	7
Virginia Seminary Theological .....	8
Four Mile Run/Mt. Vernon Ave. ....	9
Water Company (Duke Street) .....	10
Hooff's Run Greenway (Linear Park) .....	11
Episcopal High School (West Woods) .....	12
Yates Property .....	13
Braddock Place .....	14
Episcopal High School (East Buffer) .....	15
Braddock Metro (Parking Lot) .....	16
King Street Metro (Parking Lot) .....	17
Yoakum/Edsall .....	18

III. Add to 2004 Additional Opportunities List

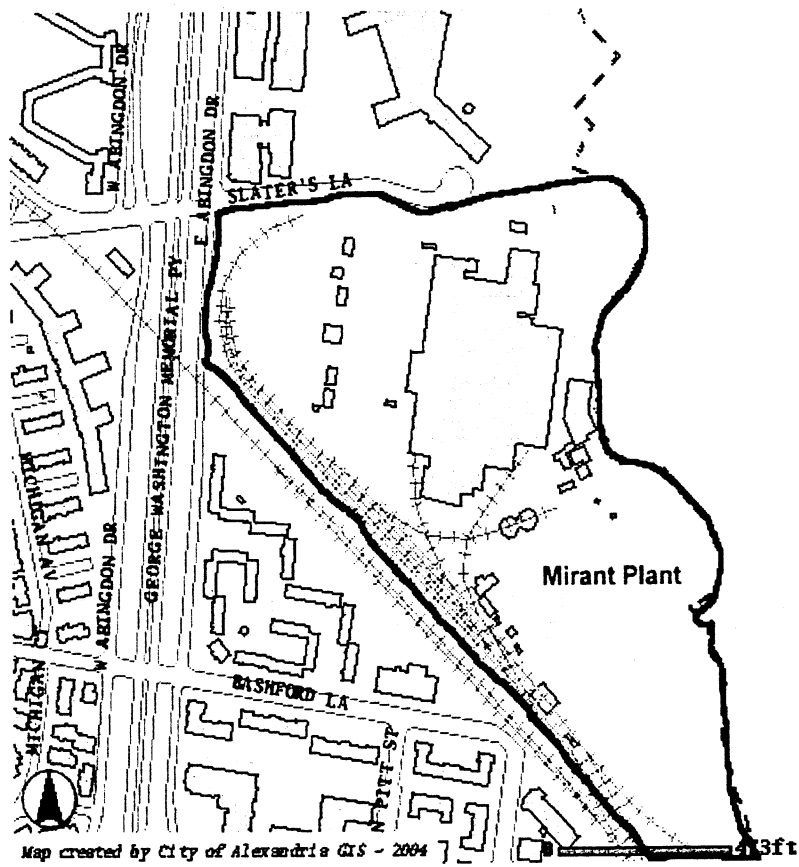
Garvey Property .....	19
Glebe Trailbed (Linear Park) .....	20
King/Rosemont Path (Neighborhood Connector) .....	21
Scottish Rite (Rear Yard/Braddock/King) .....	22

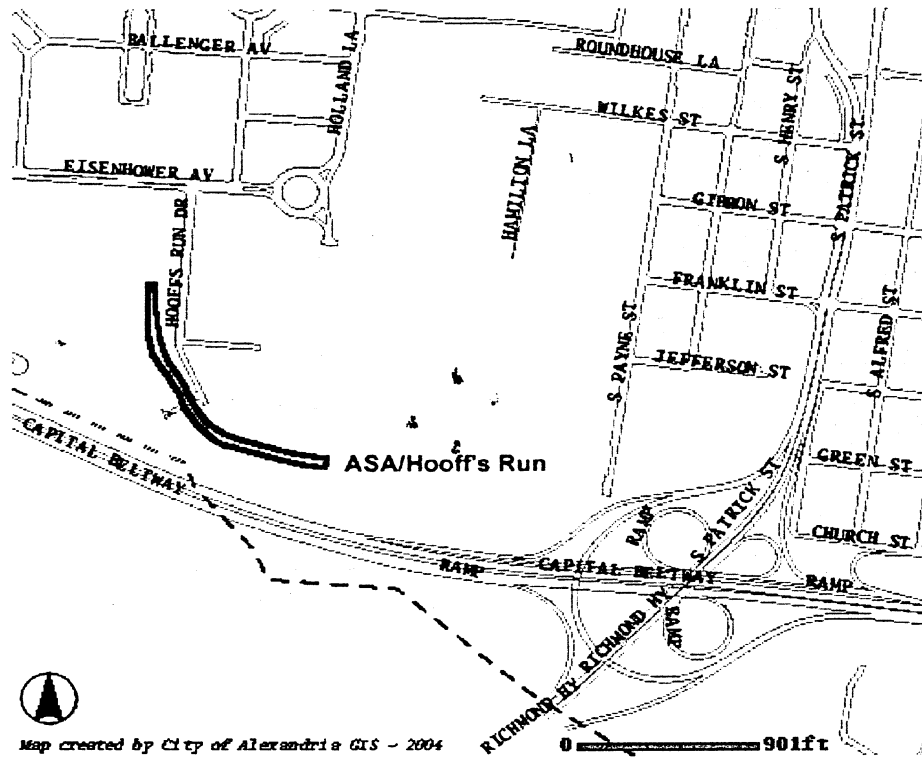


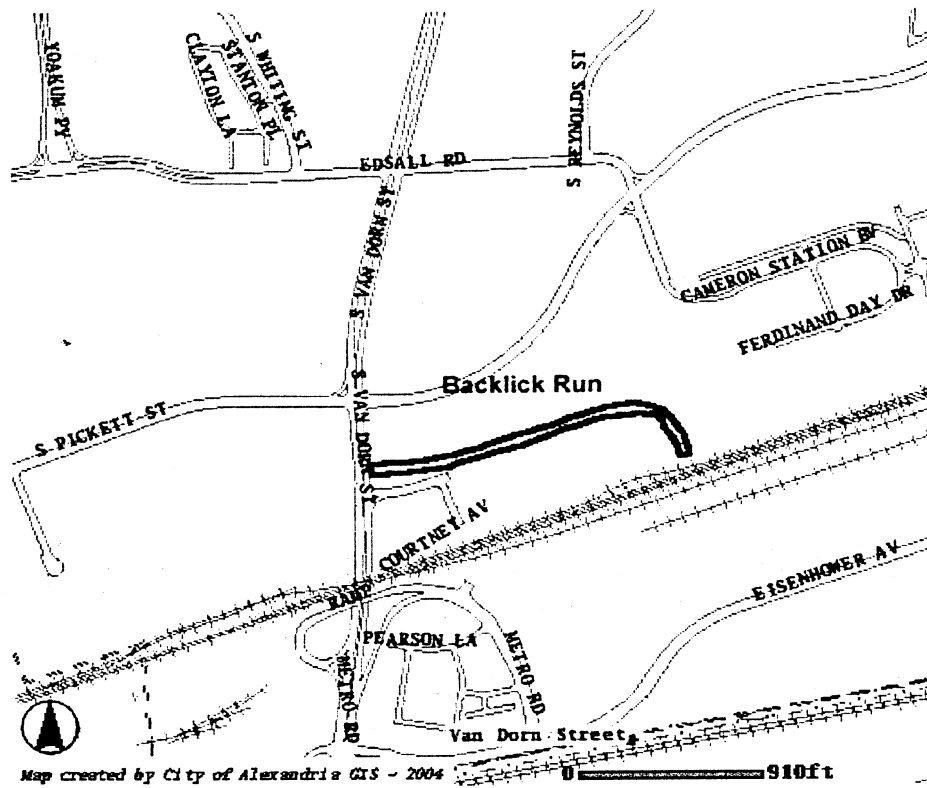




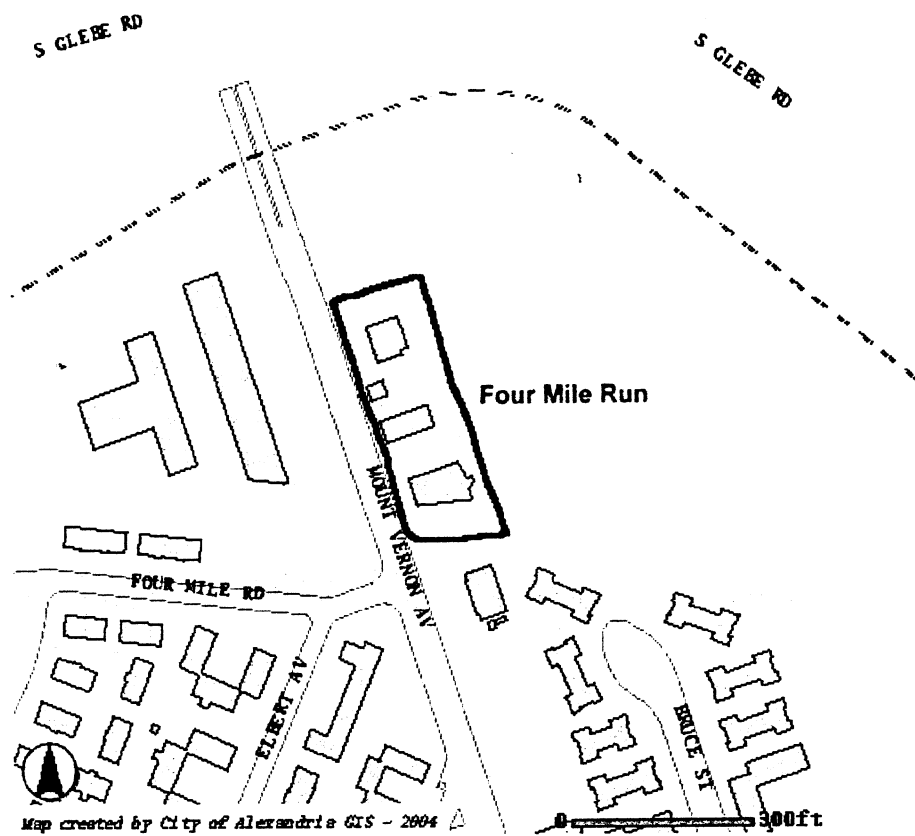


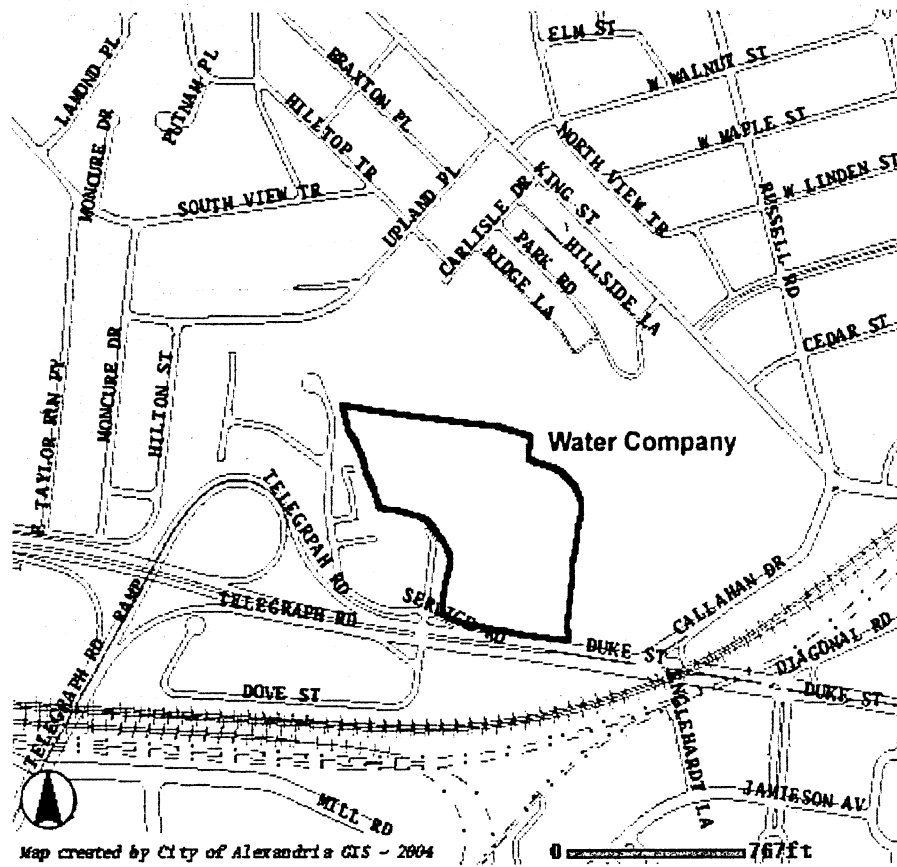


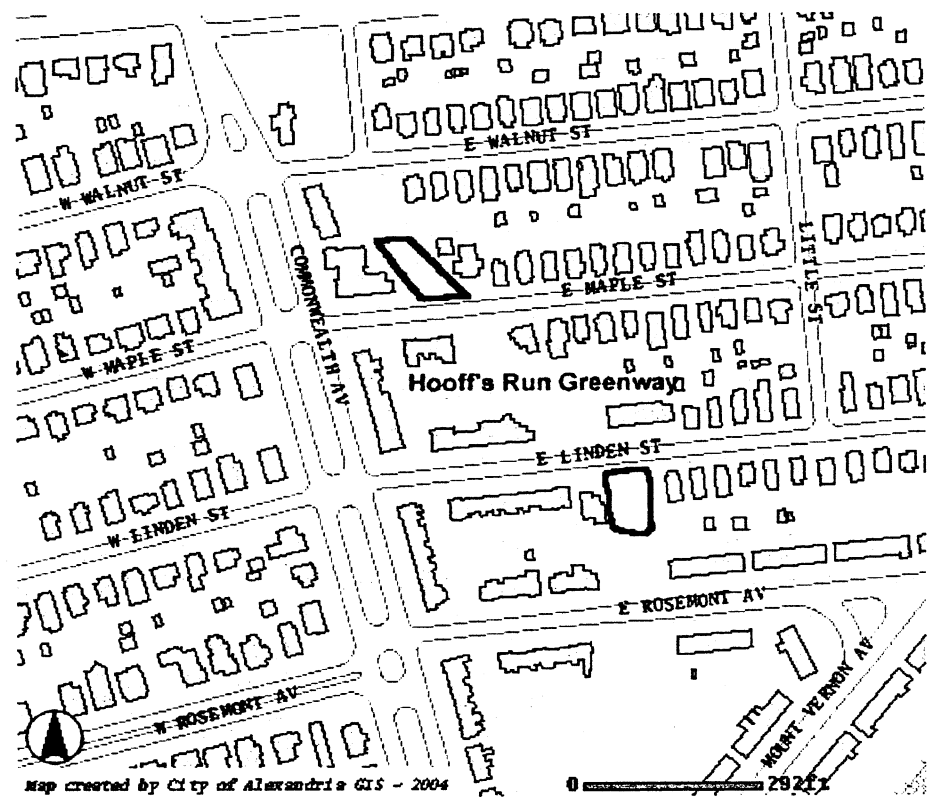






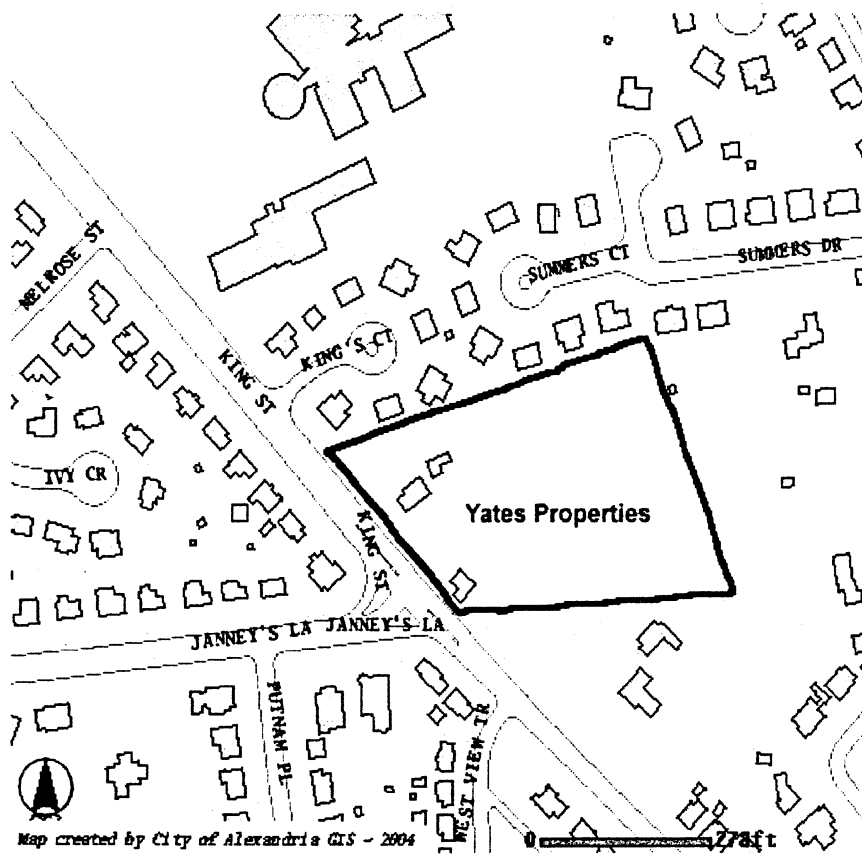


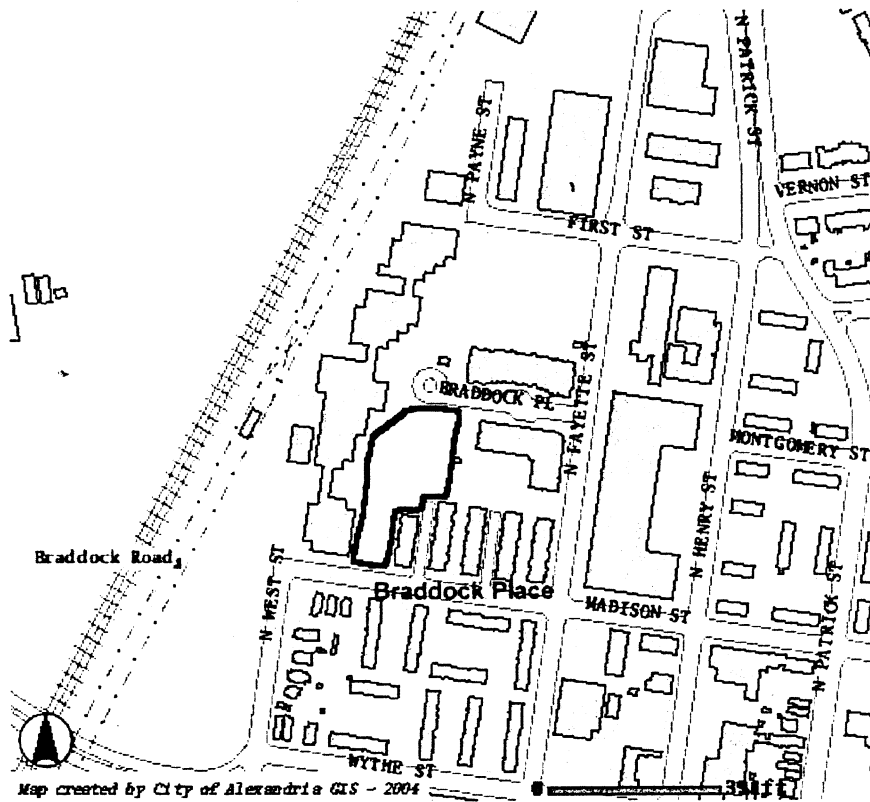


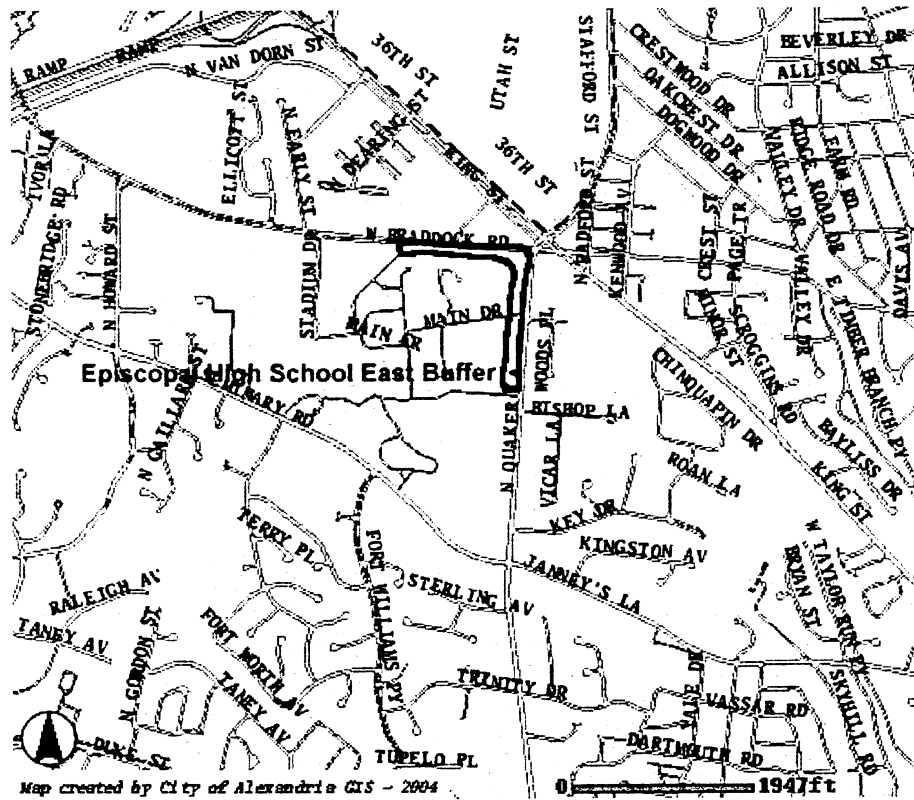


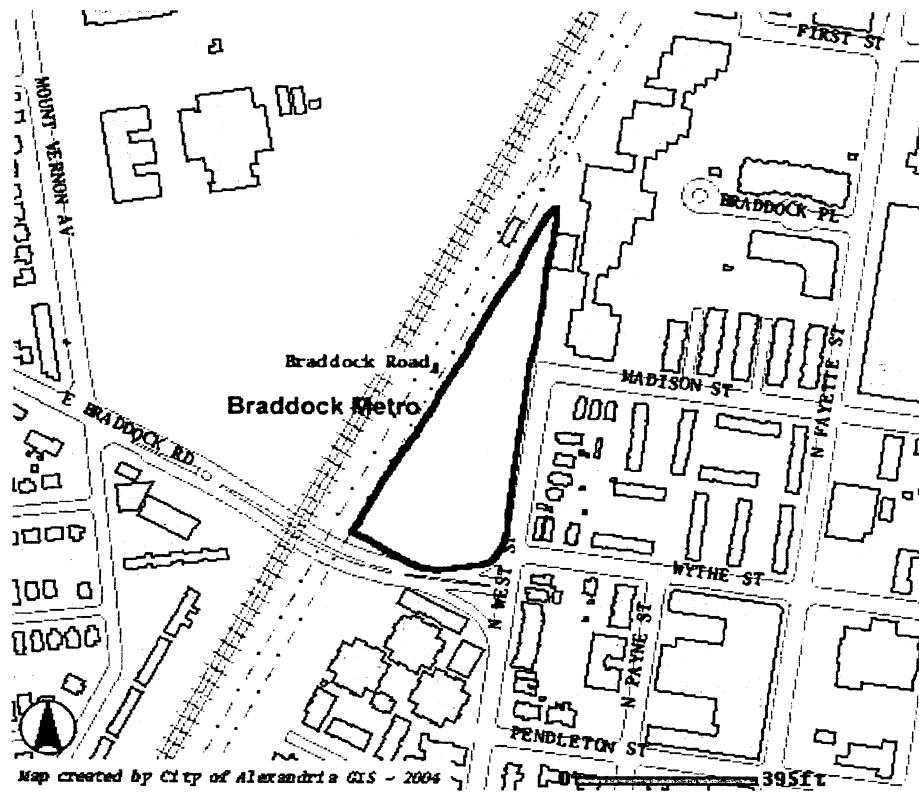


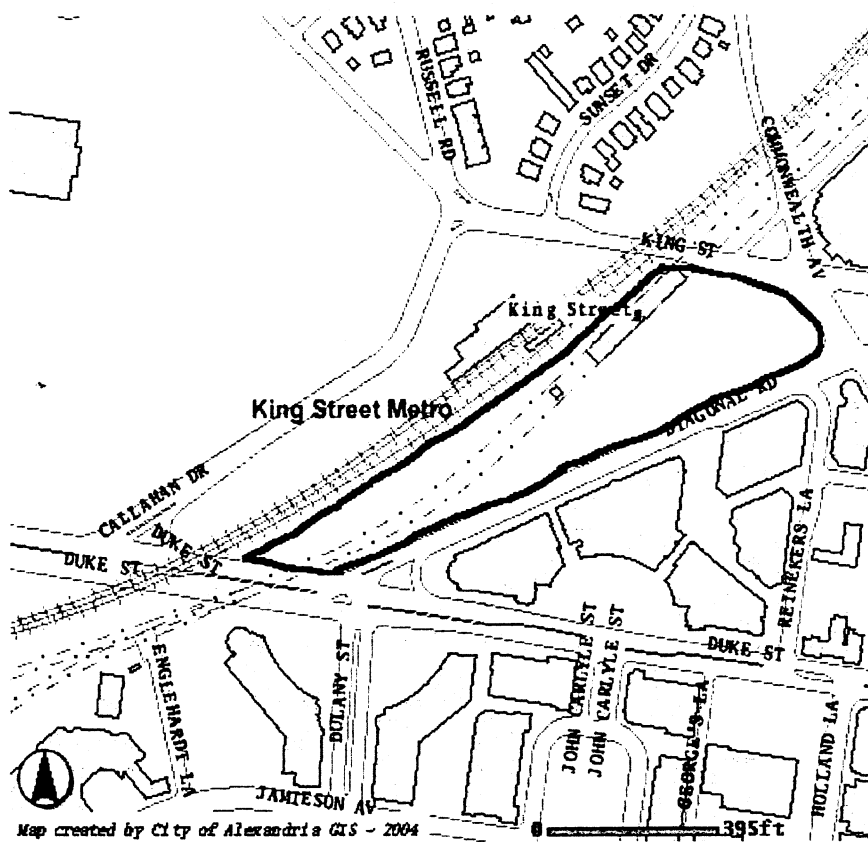


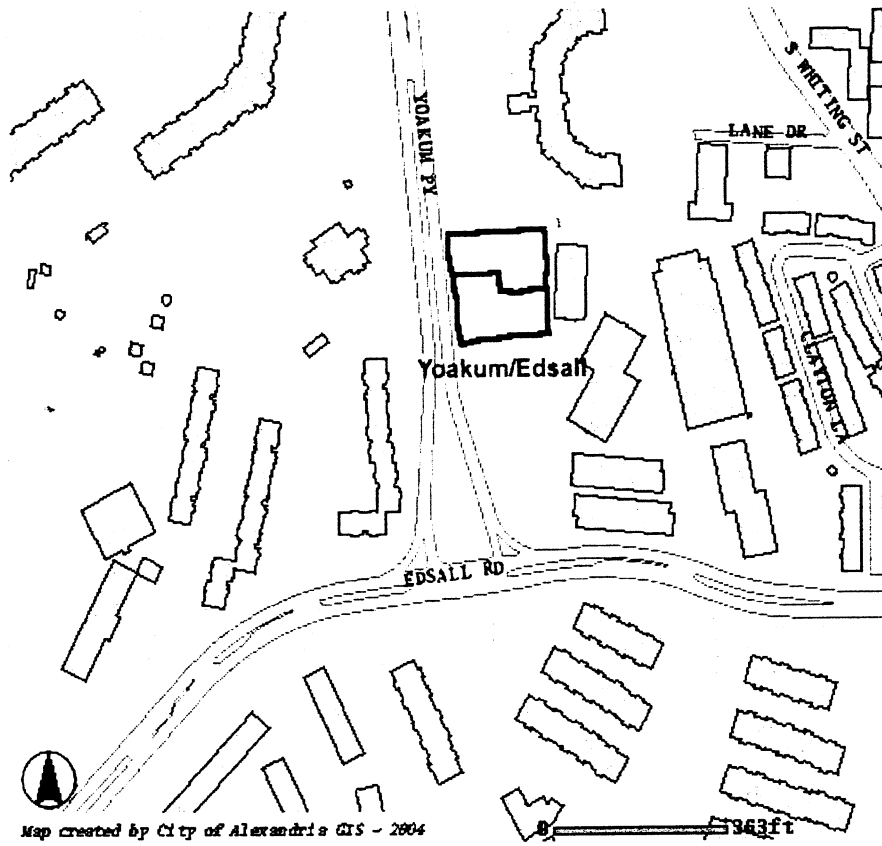




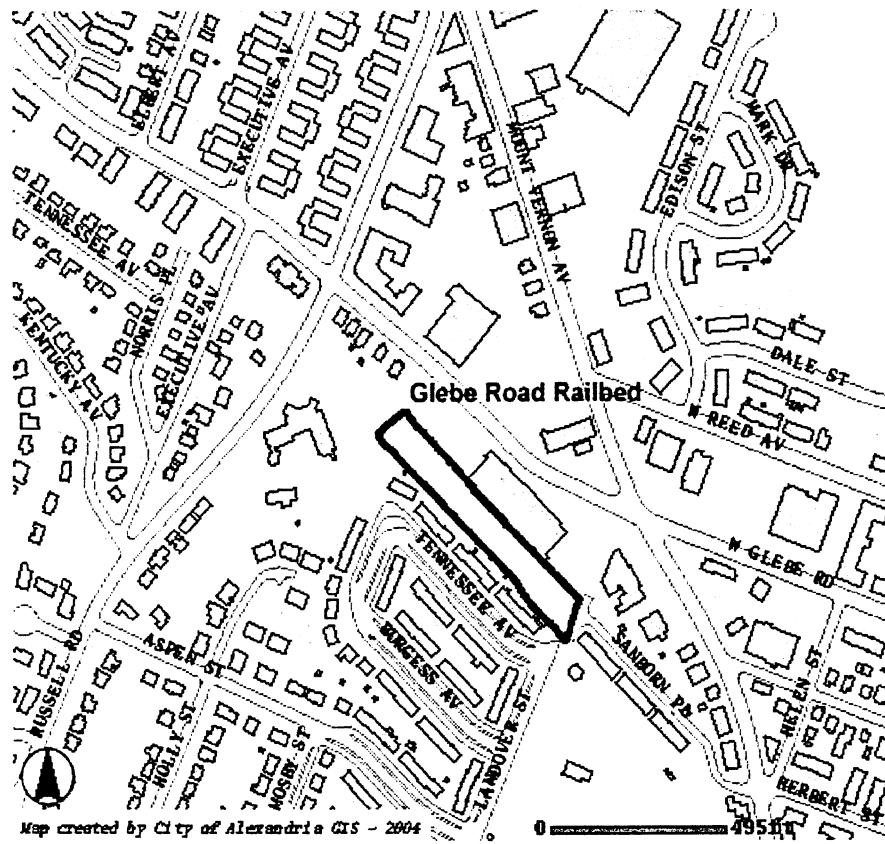








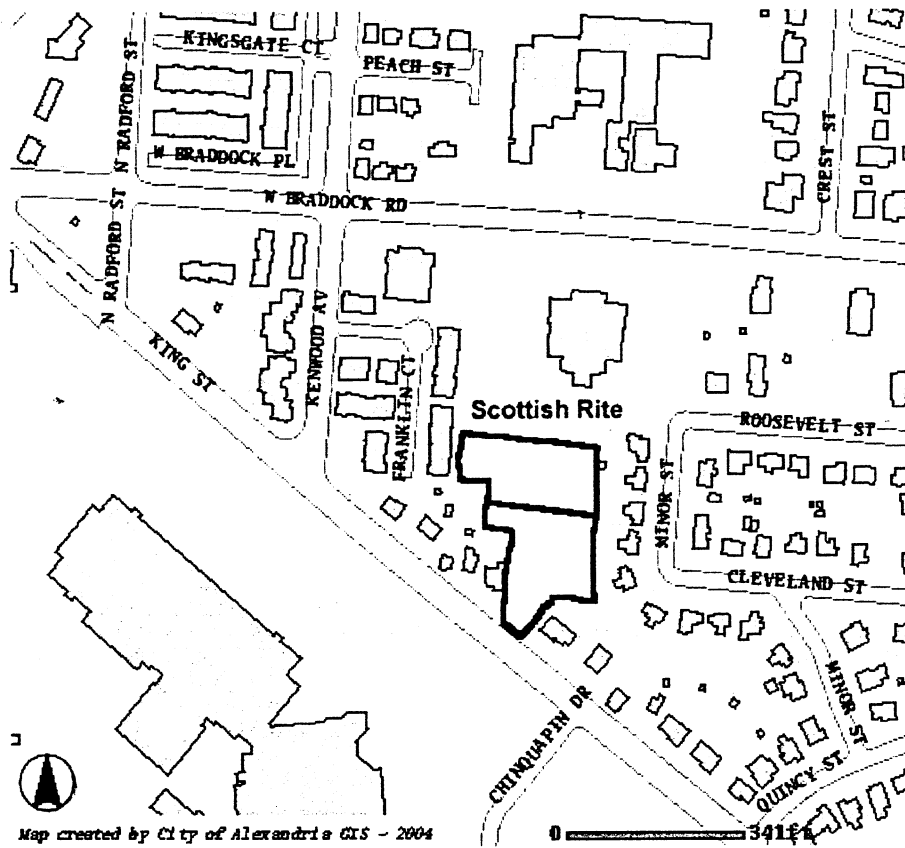






King/Rosemont Path  
(Neighborhood Connector)

NO MAP AVAILABLE



**2004 Priority Site Descriptions  
(Open Space Steering Committee Report, July 2004)**

**Waterfront Lots -Seven+lots on Potomac River**

- A. Addresses: 200 Strand; 204 Strand; 208 Strand; 210 Strand; #0 Prince St.; 1 King St.; 2 King St.
- B. #210 Strand is an abandoned boat house; 200, 204, and 208 Strand is a parking lot; #0 Prince is a gun shop and an office for the "Dandy" boat; 1 & 2 King Street are owned by the Old Dominion Boat Club.
- C. #0 Prince has a former restaurant/club on pilings, with ground level rented for office space for the Dandy and Marianne dinner boats; 1 King St. has a private boat club, restaurant; 2 King St. has private parking lot.
- D. Private or public parking lots are on most lots. Street parking and public parking on Strand.
- E. Fulfills Goals 4 and 10 of the Open Space Plan -conservation and expansion of riverfront and links and expands the waterfront trail. Potential boating launch opportunities (e.g., kayaking, canoeing). In the event full fee acquisition were possible this could complete green framing of the Torpedo Factory blocks to offset future development on Robinson Terminal properties north and south parcels.
- F. City 2004 assessments: #0 Prince (\$650,700); 210 Strand (\$382,200); 200-208 Strand (\$953,900); 1 King (\$2,212,000); 2 King (\$1,541,000). All parcels have a clouded title and are in a court suit with the Federal govt.
- G. #0 Prince and 210 Strand are highest priority, acquire others with purchase or land swap. Would complete a coordinated waterfront park and walkway system. Has benefits for the entire city and tourism market.

**Mount Vernon Trail Waterfront Alignment**

- A. 1204-1206 South Washington Hunting Point Apartment Complex. Map # 083.02-01-04 & 07
- B. Area is included within 2 parcels. It is on the waterfront side of the apartment buildings with Potomac River frontage of 653 ft. The other sides are adjacent to Porto Vecchio (247 ft.) and Jones Point wetlands. In Potomac River flood plain. Approximate 5 acres. Zoned RC. Currently owned by VDOT which plans to sell entire property in 2005.
- C. Included within this area are tennis courts, swimming pool, parking lot, driveway, temporary 9-foot wide asphalt Mount Vernon path, and temporary construction trailers.
- D. Nearest public parking is on South Royal Street. Future parking will be available at Jones Point.
- E. Permanent alignment along waterfront for Mount Vernon Trail and possible pedestrian paths closer to waterfront. Currently there are plans in this specific area to reconstruct wetlands as mitigation for some lost to the Woodrow Wilson Bridge Project. We strongly suggest a joint planning effort with those parties involved in the bridge project to find a creative way to accomplish both goals: the wetlands and this trail.
- F. Appropriate for easement. 1206 Washington (no apartment building) 2004 assessment is \$1.3 million. 1204 Washington "land only" 2004 assessment is \$3.2 million.

- G. Easement with public access is appropriate.

#### **Seminary/Beauregard**

- A. Three (maybe more) properties at the northwest corner of Seminary Road and Beauregard Street. Property #1 is the corner right of way property; property #2 is 5101 Seminary Rd; and Property #3 is 5143 Seminary Rd.
- B. Major Intersection with traffic lights. Flowing north along Beauregard from the property is a wooded intermittent stream. Mostly flat vacant land. Trees to the south end of lot on Beauregard. Several properties around the corner are undeveloped, including two down Beauregard that have a wooded intermittent stream.
- C. Two of three properties (#1 and #3) owned by City. Property #1 was originally acquired for the widening of Beauregard Street and is to be enhanced with landscaping as a condition of CDD for Winkler Development. Property #2 contains Potomac Dry Cleaners, parking area and nearly surrounds the corner property. Property #3 is a fairly level lot with a few small trees.
- D. No parking on street; possible parking at the end of nearby cul-de-sac or on dry cleaner parking area.
- E. Park in West End of City.
- F. Property #1 (corner lot) is 47,670 sq. feet and City owns it; property #2 is approximately 14,000 square feet and assessed at \$536,500; property #3 is 24,784 square feet and assessed at \$203,400.
- G. Good prospect for open space, as two of the three lots are already owned by the City.

#### **Clermont Cove**

- A. 201 Clermont Avenue occupies land behind office and warehouse buildings between the 4600 block and the 5000 block of Eisenhower Avenue on the south and the railroad tracks on the north Map # 069.00-01-15.81
- B. Area occupies about 15 acres, 100 feet wide and 3/4 mile long. It is heavily wooded and includes several Resource Protection Areas (RPAs). Appears to be one of the largest natural wooded areas in the city. Contains wildlife, including fox, deer, and other small mammals. Zoned UT. Currently owned by Norfolk Southern, or its successor.
- C. Two requests for use and development have been unsuccessful since 2000: 1. Seven story building and parking garage for 500 rental units and 2. VDOT highway construction staging yard. No current development proposals pending.
- D. All nearby parking is in private lots associated with nearby warehouse/commercial uses.
- E. Retain as natural area in the short term. Longer-term uses could include a nature park with trails to provide both access to the interior of the site and a pedestrian and bike link between east and west Eisenhower Avenue and nearby offices.
- F. 2004 assessment is \$4.6 million.
- G. Right of first refusal, acquisition or an easement with public access trail. Some streambank restoration may be necessary if acquired.

#### **George Washington Masonic Memorial**

- A. George Washington Memorial Association -King St. and Callahan Drive; 101 Callahan Dr..
- B. The area of approximately 9 acres of open land behind the Temple is situated on a large terraced hill with grass and landscaping. The site abuts the American Water Company land and reservoir.

- C. An archaeological dig site is currently being excavated on the back 9 acre lot at the location of the old Dulaney Mansion.
- D. A large parking lot is located on the back side of the temple.
- E. Large back 9 acres could meet recreational needs for this area of Alexandria. Currently, access is restricted, but public can access grounds around the Temple itself.
- F. The total Masonic Temple land, 36 acres, is assessed at \$23,459,300 and zoned R-5.
- G. A full suite of tools should be considered on these nine acres, starting with a right of first refusal, and looking at easements and full purchase of some portion.

#### **Braddock/Valley/Ridge**

- A. 2416 & 2430 Ridge Road.
- B. Wooded hillside with many trees and understory -best appreciated from Braddock Road view. Timber Branch stream runs through the property. Has high natural resource value.
- C. Zoned R-8. Property includes five separate parcels, includes 3.9 acres, and has two large homes on it facing Ridge Road. Some private land may not be developable due to slope and Timber Branch resource protection area on the property.
- D. Limited street parking.
- E. Public natural area.
- F. Land assessed at \$3.5 million (all five parcels).
- G. Donated or purchased easement should be explored for those portions that could be developed.

#### **Monticello Park Area**

- A. 312 Beverly, a lot behind 306 Beverly, and 3104, 3104B, 3106A, & 3106 Russell.
- B. Hilly with lots of oaks and mature canopy. Fences separate properties from Monticello Park. Migratory bird habitat contiguous to the habitat of Monticello Park. Could not access because private property.
- C. One property (3104B) is vacant (no frontage, 1.3 acres) and owned by the same person as 3104 (1.6 acre lot, but with a house on it). 306 (lot behind) and 312 Beverly are along the east side of Monticello Park. 306 (lot behind) is 0.5 acre and 312 is 0.26 acre.
- D. Street parking.
- E. The park is an important natural area and area known for migratory bird stop-over habitat in this region.
- F. Russell Rd. properties are \$7-12/sq. ft. Beverly properties are \$3-4/sq. ft.,
- G. 306 Beverly (lot behind) is adjacent to 3104B, making the total cluster development nearly 4 acres. The park is known as an important stop over for migratory bird species and as such is a well known and important bird watching location due to the dense congregation of migratory warblers and other rare birds found here during the migration season.

**Open Space Steering Committee**  
**Criteria Matrix (used for 2004 rankings)**

**Ranking Chart**  
**Priority Sites**

Criterion	Sites									
	1. Waterfront	2. Mt. Vernon Trail	3. Seminary/Beauregard	4. Second Presbyterian	5. Ivor Lane	6. Lloyds Lane	7. Masonic Memorial	8. Ridge Road/Valley Drive	9. Monticello Park	10. Clermont Cove
1. Proximity to existing parks and trails.	3	3	1	1	3	1	1	1	3	3
2. Proximity to Schools.	1	1	1	1 ½	3	1	1	1	1	1
3. Proximity to natural resources areas.	3	3	1	1	1	1	1	3	3	3
4. At street ending to provide neighborhood linkages.	3	3	2	2	3	1	3	1	3	1
5. Next to institutional properties with extensive open space.	3	3	3	3	3	1	3	2	3	3
6. Adjacent to or linking existing/proposed trails, greenways.	3	3	1	1	3	1	3	1	1	3
7. Small lots in dense urban areas for pocket parks.	3	1	3	1	2	3	1	1	1	1
8. Land with significant trees, stopping terrain.	3	3	1	2	3	3	2	3	3	3
9. Properties of known historic value or cultural significance.	3	1	1	2	1	2	3	2	2	1
10. Areas with a high need for open space.	3	3	3	1	2	3	2	1	1	2
11. Open space and trail connections to Fairfax and Arlington counties.	1	3	1	1	1	1	1	1	1	3
<b>Total Score</b>	<b>29</b>	<b>27</b>	<b>18</b>	<b>16 ½</b>	<b>25</b>	<b>18</b>	<b>21</b>	<b>17</b>	<b>22</b>	<b>24</b>

Alexandria Historical Restoration and Preservation Commission Easements.

The Alexandria Historical Restoration and Preservation Commission received two easements at the end of 2004. One at 808 Prince Street includes the facade and a small amount of open space on the side and back of the lot. This is an especially important federal style townhouse. [The actual open space is extremely small.]

The second easement acquired in 2004 is located at 202 Duke Street is open space only, all located in the front of the lot. This is a significant acquisition for the Commission. The amount of space is 45x28 feet.

In calendar year 2005, the Commission is actively working on 7 easements, several of which are close to signing. These include properties with additional separate lots which will no longer be capable of subdivision as a result of the easement. One property in Del Ray is likely to be protected with an easement; this is will be the first property outside of the Old and Historic District.

EXHIBIT NO. 2


8:9  
9-20-05

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 14, 2005

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: UPDATED INFORMATION CONCERNING THE STATUS OF THE OPEN SPACE STEERING COMMITTEE 2005 RECOMMENDATIONS

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**ISSUE:** Updated Information Concerning the Status of the Open Space Steering Committee 2005 Recommendations

**DISCUSSION:** On June 14, 2005, City Council received the Open Space Steering Committee's recommendations regarding the 2005 Open Space Priority nominations, with a public hearing to be scheduled on September 17, 2005, which was then rescheduled to September 20, 2005. In order to put the recommendations in context, the June memo also updates Council on the implementation steps it and the Committee have taken over the last two years, and updates Council on the status of its approved Priority Sites from 2004.

Following the June 14, 2005 hearing, staff sent notification letters to each of the property owners whose properties were designated in the report. The letters briefly described the Open Space Steering Committee process for review of nominated sites with potential open space value, and alerted the owners that a public hearing would be held (Attachments 1 and 2). Potential pocket park site owners were also notified of the hearing by letter (Attachment 3).

Staff subsequently received questions from several of the notified property owners with questions or concerns about their property's open space designation. Twelve calls were received, and three letters were received from property owners. One attorney, representing a property owner, requested a meeting to review the status of a listed property. That meeting was held on September 7. At that meeting, and in all other communications, staff responded to questions and sought to clarify any misunderstanding regarding potential City actions.

Over the summer, the public hearing date was changed from September 17 to September 20, 2005. Each property owner has been notified via mail of the rescheduled hearing date and time.



**ATTACHMENTS:**

- Attachment 1. Open Space Priority Site Notification Letter
- Attachment 2. Voluntary Conservation Easement Letter
- Attachment 3. Pocket Park Notification Letter

**STAFF:**

Kirk Kincannon, Director, Department of Recreation, Parks and Cultural Activities  
Laura Durham, Open Space Coordinator, Department of Recreation, Parks and Cultural Activities

## **Attachment 1: Open Space Priority Site Notification Letter**

July 5, 2005

Address

Dear Property Owner:

As you are aware, the goal of preserving open space has been identified as a top priority in the City of Alexandria by both our citizens and the City Council. In order to achieve that goal, the City created a citizen comprised Open Space Steering Committee to identify specific properties in the City which are attractive sites (or could be made attractive sites) with open space attributes, and which contribute (or could contribute) to open space values, environmental quality, and the beauty of the City. There are many means for protecting open space properties, including acquisition by the City, or the establishment of conservation easements.

The purpose of this letter is to let you know that the properties at \_\_\_\_ has been identified by the Open Space Steering Committee as one of 18 potential priority open space opportunity sites. The Committee's report has been provided to the City Council who has set the report for public hearing on Saturday, September 17, 2005\*. After the public hearing Council will act to adopt the priority list in its current or amended form.

The Open Space Steering Committee report has been posted on the City's web site at ([www.alexandriava.gov](http://www.alexandriava.gov)) under the City Council June 14, 2005 Action Docket. If you have any questions, or would like to learn more about the City's open space program, please call Laura Durham, Open Space Committee Coordinator in the Department of Recreation, Parks and Cultural Activities at (703) 838-5041.

Sincerely,

Kirk Kincannon, Director  
Recreation, Parks and Cultural Activities

**\* Property owners were notified of date change to September 20**

## **Attachment 2: Voluntary Conservation Easement Notification Letter**

July 1, 2005

Address

Dear Mr. and Mrs. Sayers:

As you may be aware, the goal of preserving open space has been identified as a top priority in the City of Alexandria by both our citizens and the City Council. In order to achieve that goal, the City created a citizen-comprised Open Space Steering Committee to identify specific properties in the City which are attractive sites with open space attributes and which contribute to open space values, environmental quality, and the beauty of the City. Your property at \_\_\_\_ is a site which was identified by the Open Space Steering Committee as a property that would provide value to the City, if protected by a voluntary conservation easement. Such an easement can be on the part of the property which does not contain improvements, and would be permanent, but would only be established if you were willing to provide it. I want to emphasize the fact that the City's creation of an open space easement is totally voluntary in nature and is solely your decision as the property owner.

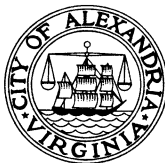
The purpose of this letter is to inform you that your property address is on the list of five new proposed voluntary conservation easement properties which the Open Space Steering Committee has forwarded to the Alexandria City Council for their consideration. Council has scheduled a public hearing on Saturday September 17, 2005\*, before acting to adopt this list in its current or amended form. Inclusion on the list does not change the voluntary nature of the program.

The Open Space Steering Committee report has been posted on the City's web site at ([www.alexandriava.gov](http://www.alexandriava.gov)). If you have any questions, or would like to learn more about voluntary conservation easements, please call Laura Durham, Open Space Coordinator in the Department of Recreation, Parks and Cultural Activities at (703) 838-5041.

Sincerely,

Kirk Kincannon, Director  
Recreation Parks and Cultural Activities

**\* Property owners were notified of date change to September 20**



DEPARTMENT OF RECREATION, PARKS  
AND CULTURAL ACTIVITIES

Kirk Kincannon  
Director

1108 Jefferson Street  
Alexandria, Virginia 22314-3999

Phone (703) 838-4343  
Fax (703) 838-6344

September 5, 2005

Dear Property Owner:

As you are aware, the goal of preserving open space has been identified as a top priority in the City of Alexandria by both our citizens and the City Council. In March, 2005 the City adopted a new Pocket Park program and associated criteria as part of its overall Open Space Plan. The program is intended to help preserve and create neighborhood-oriented open space/parks throughout that the City, especially in currently underserved areas. The approved program allowed for citizen nominations of properties of 20,000 square feet in area or less for potential acquisition by the City. The City of Alexandria Open Space Steering Committee received and reviewed these nominations in the spring of 2005 and staff will be presenting their findings at the September 20, 2005 City Council Public Hearing.

The purpose of this letter is to let you know that the property at \_\_\_\_\_ was nominated and included in the Open Space Steering Committee's review. The Committee's findings will be provided to the City Council on September 13, 2005, who will then schedule the findings for public hearing on Tuesday, September 20, 2005. After the public hearing Council will act to adopt the pocket park list in its current or amended form. Properties approved by Council as potential pocket parks would then be considered for purchase by the City.

The Open Space Steering Committee findings will be posted on the City's web site at ([www.alexandriava.gov](http://www.alexandriava.gov)) under the City Council September 13, 2005 Docket. If you have any questions, or would like to learn more about the City's open space program, please call Laura Durham, Open Space Committee Coordinator in the Department of Recreation, Parks and Cultural Activities at (703) 838-5041.

Sincerely,

Kirk Kincannon, Director  
Recreation, Parks and Cultural Activities

cc: Mark Jinks, Asst. City Manager

[alexandriava.gov](http://alexandriava.gov)

McGuireWoods LLP  
1750 Tysons Boulevard  
Suite 1800  
McLean, VA 22102-4215  
Phone: 703.712.5000  
Fax: 703.712.5050  
www.mcguirewoods.com

Jonathan P. Rak  
Direct: 703.712.5411

McGUIREWOODS

jrak@mcguirewoods.com  
Direct Fax: 703.712.5231

9  
9-20-05

September 19, 2005

Honorable William D. Euille, Mayor and  
Members of City Council  
City of Alexandria  
City Hall, Room 2300  
301 King Street  
Alexandria, Virginia 22314

Re: Docket Item #9: Open Space Steering Committee Updated list of Priorities for  
Potential Acquisition or Protection

Dear Mayor Euille and Members of Council:

I am writing on behalf of Carolyn S. Alper, et al, owner of the properties located at 4109, 4115, 4121 and 4125 Mount Vernon Avenue and listed on the 2005 Open Space Priority List as "Four Mile Run/Mount Vernon Avenue Property ("the Properties") in response to the Open Space Steering Committee's decision to place these properties on the 2005 Open Space Priority List. We respectfully request that you remove these Properties from the Priorities List until the time set aside in the Arlandria Neighborhood Plan<sup>1</sup> for the redevelopment of this property has expired. In the alternative, we request that you move the properties to the Future Priorities List and add a notation to the list indicating that any possible acquisition of these properties will comply with the goals of the Arlandria Neighborhood Plan.

**The Arlandria Neighborhood Plan and the Open Space Priority List Should be Consistent:**

The Arlandria Neighborhood Plan includes the following statement as a goal under the Long Term Actions:

"If the automobile-oriented retail uses adjacent to Four Mile Run Park do not redevelop within 15 years as market conditions improve, consider acquisition of the four parcels (under one ownership) to the existing pedestrian access opposite Four Mile Road."

<sup>1</sup> The Arlandria Neighborhood Plan was adopted by the City Council in 2003 as an amendment to the Potomac West Small Area Plan

September 19, 2005

Page 2

Placing the properties on the Current Priority List is inconsistent with this goal of the Arlandria Neighborhood Plan. The goal indicates the City's willingness to allow the owner of this property to redevelop these properties and indicates that the City will not consider acquisition until 2018 (15 years from the date of adoption of the plan). Placing the properties on the Current Priorities Lists indicates that the City plans to start the acquisition process for these properties in the near future sending a mixed signal to the property owner and the community. The property owner relied on the goals adopted in the Arlandria Neighborhood Plan and has made business decisions regarding this property based on the City Council's affirmative adoption of this plan. If the properties are now listed on the current priorities list, the property owner can no longer rely on the goal adopted by the previous plan. If the City does plan to allow the property owner to have the time set aside in the Arlandria Plan to redevelop this property, placing the properties on the Current Priority list is misleading to the property owner and the community.

The Open Space Priority List should be consistent with the small area plans adopted by the City so that the property owners and community can rely on the actions taken by the City.

**The Properties Are Currently Used For Viable Businesses:**

The Properties are located close to the border of Alexandria and Arlington in the neighborhood of Arlandria, facing Mount Vernon Avenue. The properties are currently used by businesses that have served this neighborhood for many years. The location has been successful in keeping commercial tenants showing that there is a demand in this area for the services that are provided on these sites. Acquisition of these properties by the City for additional park land will not only remove the services these businesses provide to the neighborhood, but it will also take away jobs that are held by residents local to this neighborhood.

**The Access To The Park Can Be Obtained Without Acquiring These Properties:**

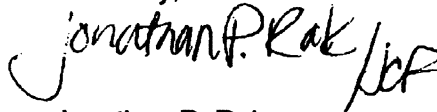
As discussed in the Arlandria Neighborhood Plan, better access to the Four Mile Run Park can be obtained without acquiring these properties. The City already owns the property to the North and directly to the South of these sites and the Plan proposes that with better landscaping and signage on the City owned property, new access points to the Park can be obtained. The proposals in the Arlandria Neighborhood Plan balance the need for enhanced access and visibility to Four Mile Run Park with the need to maintain the services provided on these properties by providing short term solutions and keeping the acquisitions of the properties as a long term goal in the event the situation on these properties change and they are no longer viable locations for services.

September 19, 2005

Page 3

In conclusion, the owner of these properties understands the importance of providing open space for the community. In fact, the approximately 4 acres of property for the park behind these properties was given to the City in 1974 by the family of Carolyn S. Alper, et al showing their dedication to the open space in the City. However, the Properties now on the Priority List are not currently available for use as open space. We, therefore, request that the properties be removed from the Open Space Priority list until such time that the property owner has a chance to redevelop the properties in a manner consistent with the City's adopted Arlandria Neighborhood Plan or phase out these businesses making the properties available for open space. In the alternative, we request that you place the properties on the Future Priorities List, rather than the Current Priorities List to be more consistent with the Arlandria Neighborhood Plan and more accurate with the City's intended acquisition schedule for these properties.

Sincerely,

A handwritten signature in black ink that reads "Jonathan P. Rak" followed by a stylized flourish or initials.

Jonathan P. Rak

cc: Kirk Kincannon, Director, Department of Recreation, Parks and Cultural Activities  
Judy Noritake, Co-Chair, Open Space Steering Committee  
Eric Wagner, Co-Chair, Open Space Steering Committee  
Douglas Erdman, CRC Commercial

\\REA\279535.1


# City of Alexandria, Virginia

## MEMORANDUM

8 & 9  
9-20-05

DATE: SEPTEMBER 19, 2005

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: PROPOSED DEFERRAL OF OPEN SPACE AND POCKET PARK DOCKET ITEMS

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I recommend that Council defer the Open Space and Pocket Park docket items (Docket Items # 8 and #9). This will enable staff to review the process that was used, confer with the Open Space Steering Committee and owners of property on the acquisition list and evaluate the acquisition, maintenance and other costs prior to Council consideration of these two docket items.

cc: Co-Chairs and Members of Open Space Steering Committee  
Kirk Kincannon, Director, Recreation, Parks and Cultural Activities  
Michele Evans, Assistant City Manager  
Mark Jinks, Assistant City Manager  
Aimee Vosper, Landscape Architect  
Laura Durham, Open Space Coordinator  
Jackie Henderson, City Clerk  
Gloria Sitton, Deputy City Clerk





<brian.oconnell1@verizon.net>

09/14/2005 10:25 AM

Please respond to  
<brian.oconnell1@verizon.net>

<alexvamayor@aol.com>, <delpepper@aol.com>,  
To <council@joycewoodson.net>, <councilmangaines@aol.com>,  
<council@krupicka.com>, <macdonaldcouncil@msn.com>,  
cc

bcc

City of Alexandria Website Contact Us - EMail for Mayor,  
Vice-Mayor and Council Members (alexvamayor@aol.com,  
delpepper@aol.com, council@joycewoodson.net,  
Subject councilmangaines@aol.com, council@krupicka.com,  
macdonaldcouncil@msn.com, paulcsmedberg@aol.com,  
rose.boyd@alexandriava.gov, jackie.henderson@alexandriava.gov,  
tom.raycroft@alexandriava.gov)

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delpepper@aol.com, council@joycewoodson.net,  
councilmangaines@aol.com, council@krupicka.com,  
macdonaldcouncil@msn.com, paulcsmedberg@aol.com,  
rose.boyd@alexandriava.gov, jackie.henderson@alexandriava.gov,  
tom.raycroft@alexandriava.gov)**

Time: [Wed Sep 14, 2005 10:25:42] IP Address: [67.110.167.178]

Response requested: ☐

First Name: Brian and Kaye  
Last Name: O'Connell  
Street Address: 718 Fontaine St  
City: Alexandria  
State: VA  
Zip: 22302  
Phone: 703-836-7028

Email Address: brian.oconnell1@verizon.net

This regards the consideration of the City  
acquiring a conservation easement on the  
property at 724 Fontaine Street under the City's  
Open Space program. We are the owners of that  
property.

We are NOT interested in establishing a  
conservation easement on 724 Fontaine Street  
and would like it removed from further  
consideration.

Comments:

In a letter of September 1, 2005 we wrote to the  
Director of Recreation, Parks and Cultural  
Activities, we expressed our dismay at how the

8:9  
9-20-05

property was selected by the Open Space Steering Committee and no one from the committee or City staff advised of that proposal until AFTER the Committee made a report to the City Council on June 14, 2005.



<Katy\_Cannady20@comcast.net  
>

09/14/2005 04:49 PM

Please respond to  
<Katy\_Cannady20@comcast.net>

<alexvamayor@aol.com>, <delpepper@aol.com>,  
To <council@joycewoodson.net>, <councilmangaines@aol.com>,  
<council@krupicka.com>, <macdonaldcouncil@msn.com>,  
cc

bcc

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delpepper@aol.com, council@joycewoodson.net,  
Subject councilmangaines@aol.com, council@krupicka.com,  
macdonaldcouncil@msn.com, paulcsmedberg@aol.com,  
rose.boyd@alexandriava.gov, jackie.henderson@alexandriava.gov,  
tom.raycroft@alexandriava.gov)

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councilmangaines@aol.com, council@krupicka.com,  
macdonaldcouncil@msn.com, paulcsmedberg@aol.com,  
rose.boyd@alexandriava.gov, jackie.henderson@alexandriava.gov,  
tom.raycroft@alexandriava.gov)**

Time: [Wed Sep 14, 2005 16:49:59] IP Address: [208.59.89.57]

Response requested: ☐

First Name: Katy  
Last Name: Cannady  
Street Address: 20 East Oak Street  
City: Alexandria  
State: VA  
Zip: 22301  
Phone: 703 549-9386  
Email Address: Katy\_Cannady20@comcast.net

Dear Mayor Euille and Members of Council:

I will be away from Alexandria on September 20  
so I am sending you my top two picks for open  
space acquisition.

The first parcel is 602 Madison. We need to BUY  
this parcel now. If we don't, the owner will have a  
condo building in place before another year  
passes. At present it is a pleasant grassy area  
that could easily become a park. My  
understanding is that this is the last portion of the  
site of the Parker Gray High School that is not  
covered over with new construction. We could put

a memorial or interpretive sign that gives the history of Parker-Gray School on the site. As far as I know there is nothing to commemorate Parker-Gray except the name on street signs.

**Comments:**

The 602 Madison site used to be part of a neighborhood that was all warehouses and low income housing. No one thought this was a community that was entitled to civic amenities such as parks. We can't amend the past neglect, but we shouldn't continue it either. Today the neighborhood is filling up with condos and new townhouses. No one has a front lawn or a back yard. If we really are serious about providing open space in neighborhoods which have none now, this is the place.

My home civic association in Rosemont submitted a list of possible pocket parks. I support acquisition of everything on the list which was carefully thought out. However, my top pick is the land behind the 400 block of Commonwealth Avenue that is a linear strip between Maple and Walnut. At least half of this land is already owned by the city. The entire parcel, including the city's, is not maintained at all. It has a coating of black top that is broken up with tall weeds growing through the cracks. It has looked terrible since before I arrived in Rosemont in 1996.

The city should be able to obtain the part in private ownership, a small unbuildable area over an encapsulated stream without much if any cost. The Rosemont Garden Club could be enlisted to do a lot of the labor of restoration into a nice little linear park. Right now the area is a civic disgrace.



<brian.oconnell1@verizon.net>

09/15/2005 08:59 AM

Please respond to  
<brian.oconnell1@verizon.net>

<alexvamayor@aol.com>, <delpepper@aol.com>,  
To <council@joycewoodson.net>, <councilmangaines@aol.com>,  
<council@krupicka.com>, <macdonaldcouncil@msn.com>,  
cc

bcc

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rose.boyd@alexandriava.gov, jackie.henderson@alexandriava.gov,  
tom.raycroft@alexandriava.gov)

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macdonaldcouncil@msn.com, paulcsmedberg@aol.com,  
rose.boyd@alexandriava.gov, jackie.henderson@alexandriava.gov,  
tom.raycroft@alexandriava.gov)**

Time: [Thu Sep 15, 2005 08:59:37] IP Address: [67.110.167.178]

Response requested: ☐

First Name: Wayne  
Last Name: Christensen  
Street Address: 722 Fontaine Street  
City: Alexandria  
State: VA  
Zip: 22302  
Phone: 703-836-2351  
Email Address: brian.oconnell1@verizon.net

I am sending this message on behalf of my  
Father-in-Law, Wayne Christensen, who is an 85  
year old retired gentleman who does not have  
e-mail. My name is Brian O'Connell and I live next  
door at 718 Fontaine Street.

Comments: Mr. Christensen was notified by the Director of  
Recreation Parks and Culture that his property at  
722 Fontaine Street has been identified by the  
Alexandria Open Space Steering Committee for  
possible voluntary conservation easement. Prior  
to the letter of July 5, 2005 there was no contact  
by the Open Space Steering Committee or City  
staff to seek his views on the proposed action.

Mr. Christensen declines to have a conservation easement placed on his property and requests City Council drop further consideration of such a proposal.

Thank you,

Brian O'Connell  
on behalf of Wayne Christensen



<jbutler@nachri.org>

09/18/2005 12:06 PM

Please respond to  
<jbutler@nachri.org>

<alexvamayor@aol.com>, <delpepper@aol.com>,  
To <council@joycewoodson.net>, <councilmangaines@aol.com>,  
<council@krupicka.com>, <macdonaldcouncil@msn.com>,  
cc

bcc

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Subject councilmangaines@aol.com, council@krupicka.com,  
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rose.boyd@alexandriava.gov, jackie.henderson@alexandriava.gov,  
tom.raycroft@alexandriava.gov)

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macdonaldcouncil@msn.com, paulcsmedberg@aol.com,  
rose.boyd@alexandriava.gov, jackie.henderson@alexandriava.gov,  
tom.raycroft@alexandriava.gov)**

Time: [Sun Sep 18, 2005 12:06:34] IP Address: [66.44.55.8]

Response requested: []

First Name: Jim  
Last Name: Butler  
Street Address: 406 Skyhill Road  
City: Alexandria  
State: VA  
Zip: 22314  
Phone: 703-797-6018  
Email Address: jbutler@nachri.org;butlers2@erols.com  
Honorable Mayor, Vice-Mayor and Members of  
Council:

Re: Pocket Park item on September 20 agenda

I am writing on behalf of the Clover-College Park  
Civic Association Board of Directors. At our last  
meeting we unanimously voted to support the  
request for favorable consideration and approval  
of the Quaker View Pocket Park at the corner of  
Quaker Lane and Duke Street.(11 Quaker and  
3327 Duke St.) We fully support this request  
which has strong community backing and interest.

A working group of citizen activists, including leaders of civic associations, the church adjacent to the property and commercial interests along Duke St., support this request.

**Comments:**

The amended request provides both historic and educational components that the enhanced landscaping and planned displays would provide to make this site an attraction for both school children and adults. The plan is to preserve and display some of the history of this part of Alexandria, in cooperation with the history project coordinated through the Seminary Hill Association, and to provide opportunity for young people to learn not only of the history of the area but also environmental lessons from planned educational features about native plants and trees that are a part of this proposed small park. The site would provide an attractive view at this busy intersection and also greenspace as a transition from the commercial properties immediately to the east on Duke Street and the condominium and residential sections to the north and west on Quaker and Duke.

We urge you to authorize funding for this proposed park. Thank you for your consideration.

Jim Butler, President  
Clover-College Park Civic Association





<ptoulmin@post.harvard.edu>

09/20/2005 02:58 PM

Please respond to  
<ptoulmin@post.harvard.edu>

<alexvamayor@aol.com>, <delpepper@aol.com>,  
To <council@joycewoodson.net>, <councilmangaines@aol.com>,  
<council@krupicka.com>, <macdonaldcouncil@msn.com>,  
cc

bcc

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tom.raycroft@alexandriava.gov)

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rose.boyd@alexandriava.gov, jackie.henderson@alexandriava.gov,  
tom.raycroft@alexandriava.gov)**

Time: [Tue Sep 20, 2005 14:58:15] IP Address: [69.3.159.223]

Response requested: ☐

First Name: Priestley  
Last Name: Toulmin  
Street Address: 418 Summers Drive  
City: Alexandria  
State: Virginia  
Zip: 22301  
Phone: 703-549-2375

Email Address: ptoulmin@post.harvard.edu

Statement to the Council of the City of Alexandria  
Regarding the report, "Recommendations of the  
Open Space Steering Committee"  
20 September 2005

My name is Priestley Toulmin. My wife and I own  
and live at 418 Summers Drive, which the Open  
Space Committee has included on their list of  
properties "Recommended for Voluntary  
Conservation Easements". The basis for this  
recommendation seems to be their  
characterization of the property as an "oversized  
lot". I have not been able to find a definition of that  
term, but 418 Summers Drive is a single lot of

34,899 square feet, or about 4/5 of an acre, on which sit our house, a separate two-car garage, and a woodshed. The adjoining vacant lot, 422 Summers, which we also own, contains 14,727 square feet (1/3 acre); although shown on the subdivision plat as zoned R-8, we have been advised that it is not a buildable lot.

**Comments:**

We have two concerns. First, what are the consequences of including our home on this list? Although the text emphasizes the voluntary nature of the easements suggested, and states that public access is not presently available and "would not be required...in the future", a faint whiff of potential coercion is unavoidable. If all that is intended is conversation with conservation organizations, formal designation in an official City document seems unnecessary. It is also unclear what additional protection is provided by a conservation easement on a property that is already zoned for single-family residential use. If it is argued that zoning can be changed, surely an easement can be voided. As a professional geologist, I may take a somewhat longer view than many, but suppose that in 1850 a high-minded, public-spirited farmer had put an easement on a dairy farm covering much of what is now Rosemont or Del Ray, requiring that it never be developed to a higher density than it then had. Do you suppose that restriction would have survived to the present? Of course not. Social and economic pressures would long since have led to its being nullified. No one knows what the Alexandria of 2150 will look like, but surely it will be as different from today as today is from 1850, and well-meaning resolutions of today will have become irrelevant. That is not to say that we should not try to preserve the environment and amenities that we enjoy as long and as well as we can, but only that some more appropriate and effective means be sought.

A second concern has to do with what we see as a piecemeal, parcel-by-parcel approach. There are two other properties on the list abutting or visible from our home, larger than ours and potentially developable; should either or both of those be developed to a high density, the impact on our place would be great, and much of the environmental character that we value would be lost. Were we alone to have granted the sort of easement requested, our relative postage stamp of "open space" would have lost most of its value, and our sacrifice would be for naught.



"Marguerite Lang"  
<margueritel@hotmail.com>

09/20/2005 05:33 PM

<alexvamayor@aol.com>, <council@joycewoodson.net>,  
To <council@krupicka.com>, <Councilmangaines@aol.com>,  
<delpepper@aol.com>, <jackie.henderson@ci.alexandria.va.us>,  
cc

bcc

Subject Re: Open Space Steering Committee Pocket Park Nomination: 707  
Russell Road

Dear Mr. Mayor and Members of City Council,

I have sent and discussed the following message with Laura Durham:

"Re: Open Space Steering Committee Pocket Park Nomination: 707 Russell Road

Dear Ms Durham,

More information has come to light concerning the property at 707 Russell Road. The family of the present owner, Mrs. Helen Horwich, does not intend to sell the property but instead to retain the property that they have had for eighty-one years. I am told that a family member will continue to live in the house that adjoins the vacant lot and that there is no intention of selling 707 Russell Road. This is a welcome outcome for the Rosemont community, a family homestead and open space is preserved.

Based on this information the Rosemont Citizens Association would like to withdraw its nomination of 707 Russell Road for purchase by the City for a pocket park. We would, though, like to see the City pursue the course of purchasing the right of first refusal in the case that circumstances change and the family decides to sell the property. "

Thank you for your consideration.

Regards,

Marguerite L Lang  
President, Rosemont Citizens Association  
703.684.6534

8:9  
9-20-05

869  
9-20-05

***Esther J. Horwich, Attorney At Law***

***11 Beacon Street, Suite 1210, Boston, MA 02108  
Telephone: 617.523.1150 Fax: 617.275-8000***

September 16, 2005



Mayor William D. Euille  
Vice Mayor Redella S. "Del" Pepper  
Councilwoman Joyce Woodson  
Councilman Ludwig P. Gaines  
Councilman K. Rob Krupicka  
Councilman Andrew H. Macdonald  
Councilman Paul C. Smedberg  
City Manager Jim Hartmann  
Assistant City Manager Mark Jinks  
Alexandria City Hall  
301 King Street  
Alexandria, VA 22314

RE: Public Hearing Scheduled for September 20, 2005  
Opposition to Inclusion of 707 Russell Road on List of Pocket Parks

Dear Mayor Euille, City Councilors and City Manager Hartmann:

Please accept this letter on behalf of my elderly and ailing mother, Helen Horwich, who owns through a trust in which my sister Elaine Brand is trustee, the undeveloped land known as numbered as 707 Russell Road, in Alexandria, Virginia. This land forms most of the side yard of the house in which my mother was born and in which she raised her children.

Not until September 10, 2005, did my sister, as trustee of the above property, receive in the mail a letter from the Director of Recreation, Parks and Cultural Activities which was dated September 5, 2005. This letter stated that persons unknown had "nominated" this land to be included in the Open Space Steering Committee's review of sites to be acquired by the City of Alexandria as pocket parks. Notwithstanding the fact that the Committee had allowed itself many months to review the properties and make its recommendations, we were provided with only ten days notice of a public hearing on whether this property would be considered for "public acquisition" by the City of Alexandria. Frankly, I am astounded that the City would operate in such an inconsiderate and unfair manner – not only in failing to advise my family that City personnel had been

scouting the property with intentions of potentially acquiring it, but also in scheduling a public hearing with so little notice to our family. Regrettably, I can not attend the hearing so my letter will have to suffice to express what I believe would be my mother's feelings about this "nomination."

To place this letter in context, let me tell you a little bit about the history of the property. Approximately 93 years ago, my grandparents emigrated from Russia and became hard working citizens of the United States. Twelve years later, they invested everything that they had earned from working in Alexandria to purchase the land in the 700 block of Russell Road. This land in what was then a rural area serviced only by dirt roads, consisted of the entire block bounded by Masonic View Avenue and Chapman Street, and Russell Road and Commonwealth Avenue. My grandfather, in the heat of summer, built apartment houses on Chapman Street and bungalows on Masonic View. He sold the property abutting Commonwealth Avenue to a church and built the family house on the property abutting Russell Road. To the right of the house is a side yard. The side yard on the left near Masonic View Avenue is officially designated for legal purposes as 707 Russell Road, although it contains no structures.

My mother was born in the upstairs bedroom of the house in 1925. For all of her life, she has been committed to the preservation and maintenance of the house and its grounds. She used to enjoy the view of the garden from the kitchen window and would watch the birds that would come to eat out of the feeders. Ill health has forced her to live in a more protective environment, but she always asks about the house. She would be devastated to learn that someone had surreptitiously nominated the side yard to be separated from the ownership of the house. This is why I, rather than she, am writing this letter. I could not bear to see her distraught and overwhelmed with that knowledge. Similarly, I know that my grandparents would have been stunned and greatly disappointed if they thought that the City intended to wrest away from their family what they had worked so hard to acquire and what they considered to be their piece of the American dream. They would be similarly shocked, dismayed, and disappointed to learn that their government, which they trusted implicitly, had deliberately kept their plan to do this secret from the family until a mere ten days before a hearing on the matter.

My sister and I grew up in Alexandria and attended the public schools. My sister is an educator in the Alexandria City Public School System. Her daughter, who attends George Mason University, eventually stands to inherit the house. For her sake, I would hate to see the house separated from the land that my

Mayor, City Councilors and City Manager  
September 16, 2005  
Page 3

grandparents always intended to be a part of the property. It is a legacy that my family deeply respects.

I understand that at least at the present time, the City is seeking voluntary participation and is not planning to proceed by eminent domain to seize property. However, should that approach change, I would like to be on record as completely and unequivocally opposing this process as it greatly and materially affects this property.

While I appreciate the need for parks in the city, I question the wisdom behind the City's interest in this particular property. Maury School provides a large open space, ball field and playground and Beach Park, which measures 1.3 acres, is located just across the street. Thus, this is not the situation where a small patch of greenery will provide a respite from urban sprawl. In addition, Russell Road is a busy street and it is of dubious wisdom to encourage children to cross the street to leave the larger pre-existing park. Another large expanse of land complete with a children's playground is part of the Church property just down the block on Commonwealth Avenue.

The amount of land in question is small and would not attract residents from anywhere but the immediate neighborhood. The neighborhood presently consists mostly of houses with yards and small gardens and trees. The addition of this small property to the park system would not fill a void in the ecological lives of the local residents. The presence of a bus stop nearby is irrelevant, because it is extremely unlikely that people would use public transportation to go to a tiny park where the city and surrounding areas have so many other parks with far superior features and amenities.

A driveway to the house presently runs over the land at 707 Russell Road and leads to the door which serves as the primary entrance and egress to the house. Inability to access that driveway would essentially eliminate the usefulness of that entrance and would significantly devalue the house.

The house would also be devalued by the potential presence of a noisy park. Presently, the school yard across the street and well as the street itself provides a certain level of noise to household residents. Placing a park immediately on the side of the house near bedrooms would remove a buffer from that noise and in fact, increase the noise from the activities in the park.

The land is not of historic significance nor are there any special ecological features to the land. Many of the trees on the property have been affected by

Mayor, City Councilors and City Manager  
September 16, 2005  
Page 4

Dutch Elm disease and other diseases of aged trees. Sadly, their longevity is questionable.

It was only after receiving the notice from the City that we learned that the Rosemont Citizen's Association was responsible for the "nomination" of my mother's land as a pocket park. It is regrettable that the Rosemont Citizen's Association was so eager that the City acquire this property that it nominated it without even making any attempt to discuss this with anyone in my family and particularly my sister, who maintains the property due to my mother's ill health. The Rosemont Citizen's Association did not even have the courtesy to place a note regarding their intentions in the mail or slide it under the door. A great deal of time has been expended as a result of this nomination, both by the Committee in reviewing this request, and my sister and I in representing our mother's interests. If the Rosemont Citizen's Association is so interested in improving the neighborhood, perhaps they should approach owners of buildings in need of renovation and see whether they would be willing to tear down their properties to create a park where no greenery had been present, rather than go behind the back of an unsuspecting elderly landowner to seize ownership of a family homestead. That would be a much more valuable use of their time.

Out of respect for my mother's wishes, my sister, who is the trustee of the property and I will vehemently oppose any attempt to separate this land from that of the main house. We are quite prepared to utilize whatever remedies are available, whether through the legal system, a publicity campaign or the court of public opinion. In this era of limited money for essential city services, a municipal land grab that would arguably, if at all, benefit only a few local residents and which would remove privately held property from the tax base is politically unwise and fiscally irresponsible. In light of the existence of other properties whose owners might be more willing to part with them, I would respectfully request that you approach them and cease any further efforts to acquire this property. In particular, I request that you specifically amend the list of potential pocket parks to exclude this property.

Mayor, City Councilors and City Manager  
September 16, 2005  
Page 5

Should you have any questions or require any additional information,  
please contact me.

Sincerely yours,

A handwritten signature in cursive script that reads "Esther J. Horwich".

Esther J. Horwich

EH:ai

cc: Kirk Kincannon, Director  
Recreation, Parks and Cultural Activities  
1108 Jefferson Street  
Alexandria, VA 22314

Laura.Durham@alexandriava.gov

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9-20-05

***Esther J. Horwich, Attorney At Law***

***11 Beacon Street, Suite 1210, Boston, MA 02108  
Telephone: 617.523.1150 Fax: 617.275-8000***

September 16, 2005

CITY MANAGER'S OFFICE  
ALEXANDRIA, VA  
2005 SEP 20 A 10:34

Mayor William D. Euille  
Vice Mayor Redella S. "Del" Pepper  
Councilwoman Joyce Woodson  
Councilman Ludwig P. Gaines  
Councilman K. Rob Krupicka  
Councilman Andrew H. Macdonald  
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City Manager Jim Hartmann  
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Alexandria City Hall  
301 King Street  
Alexandria, VA 22314

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Opposition to Inclusion of 707 Russell Road on List of Pocket Parks

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Mayor, City Councilors and City Manager  
September 16, 2005  
Page 2

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Mayor, City Councilors and City Manager  
September 16, 2005  
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Mayor, City Councilors and City Manager  
September 16, 2005  
Page 5

Should you have any questions or require any additional information,  
please contact me.

Sincerely yours,

A handwritten signature in cursive script that reads "Esther J. Horwich".

Esther J. Horwich

EH:ai

cc: Kirk Kincannon, Director  
Recreation, Parks and Cultural Activities  
1108 Jefferson Street  
Alexandria, VA 22314

Laura.Durham@alexandriava.gov

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September 19, 2005

RECEIVED  
SEP 26 2005

Honorable William D. Euille, Mayor and  
Members of City Council  
City of Alexandria  
City Hall, Room 2300  
301 King Street  
Alexandria, Virginia 22314

Re: Docket Item #9: Open Space Steering Committee Updated list of Priorities for  
Potential Acquisition or Protection

Dear Mayor Euille and Members of Council:

I am writing on behalf of Carolyn S. Alper, et al, owner of the properties located at 4109, 4115, 4121 and 4125 Mount Vernon Avenue and listed on the 2005 Open Space Priority List as "Four Mile Run/Mount Vernon Avenue Property ("the Properties") in response to the Open Space Steering Committee's decision to place these properties on the 2005 Open Space Priority List. We respectfully request that you remove these Properties from the Priorities List until the time set aside in the Arlandria Neighborhood Plan<sup>1</sup> for the redevelopment of this property has expired. In the alternative, we request that you move the properties to the Future Priorities List and add a notation to the list indicating that any possible acquisition of these properties will comply with the goals of the Arlandria Neighborhood Plan.

**The Arlandria Neighborhood Plan and the Open Space Priority List Should be Consistent:**

The Arlandria Neighborhood Plan includes the following statement as a goal under the Long Term Actions:

"If the automobile-oriented retail uses adjacent to Four Mile Run Park do not redevelop within 15 years as market conditions improve, consider acquisition of the four parcels (under one ownership) to the existing pedestrian access opposite Four Mile Road."

<sup>1</sup> The Arlandria Neighborhood Plan was adopted by the City Council in 2003 as an amendment to the Potomac West Small Area Plan

Placing the properties on the Current Priority List is inconsistent with this goal of the Arlandria Neighborhood Plan. The goal indicates the City's willingness to allow the owner of this property to redevelop these properties and indicates that the City will not consider acquisition until 2018 (15 years from the date of adoption of the plan). Placing the properties on the Current Priorities Lists indicates that the City plans to start the acquisition process for these properties in the near future sending a mixed signal to the property owner and the community. The property owner relied on the goals adopted in the Arlandria Neighborhood Plan and has made business decisions regarding this property based on the City Council's affirmative adoption of this plan. If the properties are now listed on the current priorities list, the property owner can no longer rely on the goal adopted by the previous plan. If the City does plan to allow the property owner to have the time set aside in the Arlandria Plan to redevelop this property, placing the properties on the Current Priority list is misleading to the property owner and the community.

The Open Space Priority List should be consistent with the small area plans adopted by the City so that the property owners and community can rely on the actions taken by the City.

**The Properties Are Currently Used For Viable Businesses:**

The Properties are located close to the border of Alexandria and Arlington in the neighborhood of Arlandria, facing Mount Vernon Avenue. The properties are currently used by businesses that have served this neighborhood for many years. The location has been successful in keeping commercial tenants showing that there is a demand in this area for the services that are provided on these sites. Acquisition of these properties by the City for additional park land will not only remove the services these businesses provide to the neighborhood, but it will also take away jobs that are held by residents local to this neighborhood.

**The Access To The Park Can Be Obtained Without Acquiring These Properties:**

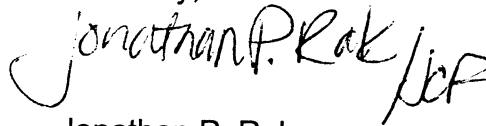
As discussed in the Arlandria Neighborhood Plan, better access to the Four Mile Run Park can be obtained without acquiring these properties. The City already owns the property to the North and directly to the South of these sites and the Plan proposes that with better landscaping and signage on the City owned property, new access points to the Park can be obtained. The proposals in the Arlandria Neighborhood Plan balance the need for enhanced access and visibility to Four Mile Run Park with the need to maintain the services provided on these properties by providing short term solutions and keeping the acquisitions of the properties as a long term goal in the event the situation on these properties change and they are no longer viable locations for services.

September 19, 2005

Page 3

In conclusion, the owner of these properties understands the importance of providing open space for the community. In fact, the approximately 4 acres of property for the park behind these properties was given to the City in 1974 by the family of Carolyn S. Alper, et al showing their dedication to the open space in the City. However, the Properties now on the Priority List are not currently available for use as open space. We, therefore, request that the properties be removed from the Open Space Priority list until such time that the property owner has a chance to redevelop the properties in a manner consistent with the City's adopted Arlandria Neighborhood Plan or phase out these businesses making the properties available for open space. In the alternative, we request that you place the properties on the Future Priorities List, rather than the Current Priorities List to be more consistent with the Arlandria Neighborhood Plan and more accurate with the City's intended acquisition schedule for these properties.

Sincerely,

A handwritten signature in black ink that reads "Jonathan P. Rak". The signature is fluid and cursive, with a large initial "J" and a stylized "Rak".

Jonathan P. Rak

cc: Kirk Kincannon, Director, Department of Recreation, Parks and Cultural Activities  
Judy Noritake, Co-Chair, Open Space Steering Committee  
Eric Wagner, Co-Chair, Open Space Steering Committee  
Douglas Erdman, CRC Commercial

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